



REPORT TO THE 2002 LEGISLATURE



**Chairman's Message**

January 24, 2002



**Lewis K. Billings**  
Provo City Mayor

It is with great pleasure that I am submitting to you the 2002 report regarding the work done by the Utah Quality Growth Commission and our recommendations to the Legislature.

I have had the honor to serve as chair of the Commission, since its inception in May of 1999. The thirteen members of the Commission were carefully selected through a process of nomination by the respective groups they represent, appointment by Governor Leavitt, and confirmation by the Senate. I can not overstate the great degree of dedication and time devoted by these individuals in service to the state.

The Commission was charged by the Legislature with three responsibilities: to provide planning assistance to local governments, to administer the LeRay McAllister Critical Land Conservation Fund, and to make recommendations and advise the legislature on growth issues. The Commission members have taken our legislative charge very seriously and have set a very high standard for any action we take: two-thirds of the members must vote to approve any action, including the legislative policy recommendations submitted herewith.

We are fortunate to have the services of a very capable staff from the Governor's Office of Planning and Budget, the Utah Association of Counties, and the Utah League of Cities and Towns. Without their assistance, the Commission would not have achieved the accomplishments we are now reporting to you.

I believe that, with the level of broad representation, dedication and high standards set by this Commission, you will find the information and recommendations of great value to the Legislature and the State of Utah.

Thank you for this opportunity to serve the people of Utah at such a critical time to make choices regarding how we grow. If you would like further information or to discuss the work of the Commission in greater detail, please contact our staff or feel free to call me directly at (801) 852-6100.

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## **Quality Growth Commission Membership**

Commission members are appointed by the Governor, confirmed by the Senate and serve four-year terms. The Utah Quality Growth Act of 1999 defines interests that are to be represented on the Commission. They include the citizens-at-large, homebuilders, real estate, agriculture, and municipal, county, and state government.

### **Citizens-at-large Representative:**

- Brad Barber, Planning Consultant

### **Municipal Government Representatives:**

- Lewis Billings, Provo City Mayor (Quality Growth Commission Chair)
- Carlton Christensen, Salt Lake City Council Member
- Jerry W. Stevenson, Layton City Mayor

### **County Government Representatives:**

- Gary Herbert, Utah County Commissioner
- Shauna Kerr, Summit County Commissioner
- Carol Page, Davis County Commissioner

### **State Government Representatives:**

- Bob Morgan, Executive Director, Utah Department of Natural Resources
- Cary Peterson, Commissioner of Agriculture, Utah Department of Agriculture and Food

### **Farm Industry Representatives:**

- David Allen, Rancher, Business Owner (Quality Growth Commission Vice Chair)
- Kenneth R. Ashby, Utah Farm Bureau

### **Real Estate Representative:**

- Max D. Thompson, Broker, Caldwell Banker

### **Home Builders Representative:**

- Dan Lofgren, Utah Home Builders

### ***Past Members:***

- Lee Allen
- Dee Allsop
- Leland Hogan
- Kathleen Clarke

# Executive Summary



The Salt Lake Tribune, Sunday March 11, 2001, Article by Brandon Loomis

**Each year, Utah adds population equivalent to the current size of Bountiful.**

(Utah Population Estimates Committee)

The Legislature passed and Governor Leavitt supported the Quality Growth Act of 1999 in a united effort to preserve Utah's quality of life by helping the state grow in an intelligent and responsible way. The Act created the Utah Quality Growth Commission and defines interests which are to be represented on the Commission. They include the citizens-at-large, home builders, real estate, agriculture, and municipal, county, and state government. The 13 members of the Commission were carefully selected through a process of nomination by the respective groups they represent, appointment by Governor Leavitt, and confirmation by the Senate. Commission members serve four-year terms and can be reappointed for a second term.

The Commission is funded by an annual legislative appropriation of \$250,000. Funds are spent to provide planning assistance to local governments, to preserve and restore critical lands throughout the state, and to provide staff support for the Commission. Since its inception in May of 1999, the Commission has accomplished much toward achieving quality growth in Utah.

### Assisted local governments in their land use planning efforts:

Since 1999, the Commission has awarded a total of \$612,375 in planning grants. The number of communities applying for these funds far exceeds the money available. The Commission received a total of 98 applications from communities requesting assistance. Of these, 46 grants have been awarded to 42 communities in 14 counties throughout Utah. The total amount requested was \$1,338,876. A table showing all the grants awarded is included in the following section of this report.

### Preserved critical lands:

The Quality Growth Commission administers the LeRay McAllister Critical Land Conservation Fund. The Fund receives annual appropriations from the legislature (\$2,750,000). Since 1999, the Commission has awarded \$7.5 million to state agencies, local governments, and non-profit organizations to protect over 30,000 acres of critical land throughout Utah. Grants have been approved in 13 counties. The grants have been leveraged by more than 4/1 in matching funds consisting of \$36.4 million from private, federal, and other state sources. Every project application is carefully evaluated to assure that we protect lands that are truly critical, provide unique and irreplaceable public benefits, and have statewide importance. Information on each funded project and a table showing all funded projects and pending applications is included in the second section of this report.

**Advised the Legislature on growth issues:**

The Quality Growth Act requires the Commission to make some specific recommendations and to advise the Legislature on growth issues. The Commission has adopted a set of Quality Growth Principles. The Commission recommends implementing the policy of no net loss of private land through a program with a goal of achieving a net gain of private land. The Commission is developing a program to utilize state infrastructure spending and other incentives to achieve quality growth in communities throughout the state. More information about these issues is contained in the third section of this report.

**Planning Grants**

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development planning, and many others. The projects are as varied as the communities that apply for them. We have included one-page summaries of a ***small cross-section*** of these grants to give you a better understanding of the kinds of projects these grants help to fund.

### **How to Access These Funds?**

Planning grants are available to cities, towns or counties. Eligible local governments wishing to apply should contact the Governor's Office of Planning and Budget, Room 116 State Capitol, Salt Lake City, UT 84114. Or call (801) 538-1619. More information can be obtained on the Commission's website at **[www.governor.utah.gov/quality](http://www.governor.utah.gov/quality)**.

**Planning Grant Distribution Map**

Projects Funded by the Quality Growth Commission through December, 2001

**Cache County**

Cache/Logan  
 Richmond  
 Logan City  
 Cache County  
 North Logan / Hyde Park

**Box Elder County**

Brigham / Perry

**Weber County**

Ogden  
 West Haven  
 Washington Terrace, South Weber & Uintah

**Davis County**

Davis County  
 Centerville  
 Layton  
 Davis County (Regional)  
 Farmington  
 Davis County (Regional)  
 Syracuse

**Salt Lake County**

Salt Lake City  
 South Salt Lake  
 Sandy/Midvale  
 West Jordan  
 West Valley City  
 Bluffdale  
 Draper  
 South Salt Lake  
 Salt Lake City  
 Salt Lake County  
 South Salt Lake, Salt Lake, West Valley

**Utah County**

Alpine/Highland  
 Provo  
 Cedar Hills  
 Spanish Fork (Regional)  
 Lindon (Regional)

**Tooele County**

**Juab County**

Nephi

**Sanpete County**

**Sevier County**

Salina

**Grand County**

Castle Valley  
 Moab

**Garfield County**

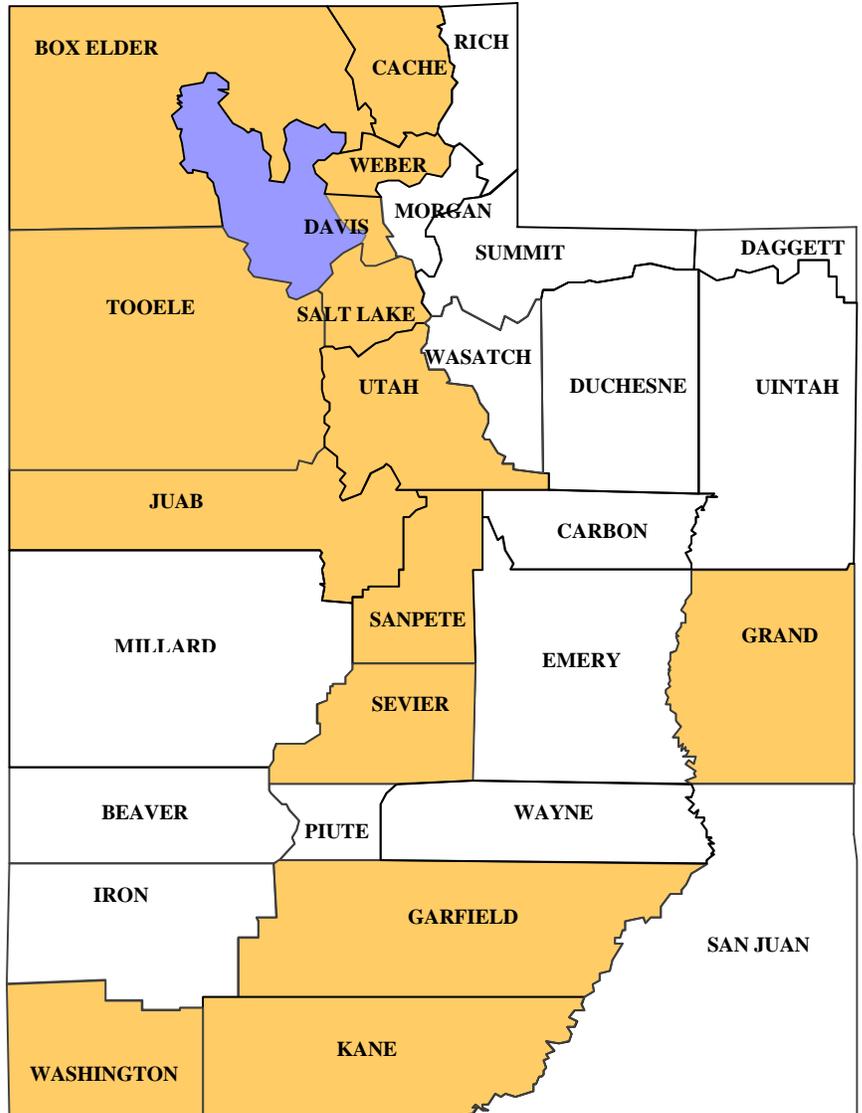
**Kane County**

Kanab

**Washington County**

Springdale  
 LaVerkin  
 St. George (Regional)  
 Hurricane  
 Springdale

 Counties that have planning grant projects within their jurisdictions



Planning Grants Funded 1999 – 2001 (3 Pages Total)

**CY 1999 Grants (22 total)**

Applicant	Project	Amount Awarded
Alpine/Highland	Study on open space design and quality growth principles	\$4,000
Bluffdale	Master Plan for a Quality Growth Demonstration Area	\$15,000
Brigham/Perry	Envision Utah / Calthorpe design workshop	\$10,000
Cache/Logan	Quality growth principles survey	\$10,000
Cedar Hills	Master Plan for a Quality Growth Demonstration Area	\$7,000
Centerville City	EU/Calthorpe design workshop	\$10,000
Davis County	Quality growth survey	\$5,000
Garfield County	Quality growth surveys and open houses.	\$7,000
Kanab City	Design a Quality Growth Demonstration Area	\$10,000
Layton	Create visual and conduct public workshops	\$10,000
Nephi City	Implementing principles via economic modeling and incentives	\$6,000
Provo City	Envision Utah / Calthorpe design workshop for downtown infill	\$10,000
Richmond City	Plan and design a Quality Growth Demonstration Area	\$15,000
Salt Lake City	Calthorpe design of Block 37	\$5,000
Salt Lake City	Design of West Temple Gateway area	\$5,000
Sandy/Midvale	Envision Utah/Calthorpe design workshop. Transit oriented design	\$10,000
Sanpete County	Implementing principles via economic modeling and incentives	\$8,000
South Salt Lake	Community input on site specific transit oriented development	\$10,000
Springdale	Open houses and public hearings on quality growth	\$10,000
Tooele	Tooele Valley regional Quality Growth planning policies	\$9,500
West Jordan	West Jordan quality growth planning	\$7,500
West Valley	Envision Utah/Calthorpe design workshop. Jordan River Neighborhood Revitalization	\$10,000
<b>Subtotal:</b>		<b>\$194,000</b>

**CY 2000 Grants (12 total)**

Town of Castle Valley	Collaborating with SITLA to create plan for approximately 4,500 acres in the greater Castle Valley area, and the Town of Castle Valley. Study will result in zoning changes and possible annexation.	\$15,000
Davis County (Salt Lake County, Weber County, Tooele County, Morgan County)	Developing a regional open space plan for the Wasatch Front Regional Council area. Two phases: 1.) research, inventory, & mapping. 2.) policies & implementation. Applying for Phase 1, research and GIS mapping.	\$25,000
City of Draper	Preparing a conservation strategy report with policies and maps that inventory primary and secondary conservation areas.	\$15,000

## Utah Quality Growth Commission

Applicant	Project	Amount Awarded
Farmington City	Creating an infill development ordinance and a conservation development ordinance.	\$15,000
LaVerkin City	Creating a master plan for 9,000 acres of land annexed six years ago. SITLA and BLM have land holdings in the area. The plan creates development guidelines to best utilize the area.	\$15,000
City of Logan	Developing a comprehensive vision for downtown redevelopment.	\$15,000
City of Moab	Creating a comprehensive study of feasibility and impacts of expanding municipal services (specifically water and sewer) into portions of Grand and San Juan County.	\$14,000
Ogden City	Developing an urban design plan for downtown, key entryways, and arterial rights-of-way. Will identify capital improvement projects, and create urban design guidelines that will amend the zoning ordinance.	\$13,875
Spanish Fork (Springville, Mapleton, Payson, Salem, Elk Ridge, Woodland Hills, Santaquin, Genola, Goshen, Utah County.)	Regional project which will study the feasibility for a regional wastewater treatment facility. Project also includes a community visioning process to determine where future growth will be located and what open spaces should be preserved. One of three Envision Utah demonstration projects.	\$25,000
Salina	Rewriting and updating city General Plan. Once the General Plan is completed, Salina will be a 21st Century Community.	\$9,000
South Salt Lake	Designing a mixed-use area around 3300 S. light rail station. This project will implement part of a light rail master plan South Salt Lake completed last year using a Quality Growth Commission planning grant.	\$15,000
West Haven City	Updating general plan adopted in 1995 that designates most of city as one-acre (minimum) lots. The City would like to incorporate trails and open space into the general plan.	\$15,000
<b>Subtotal:</b>		<b>\$191,875</b>

### CY 2001 Grants (12 total)

Applicant	Project	Amount Awarded
Cache County	Agricultural Heritage Initiative	\$12,000
Davis County (Salt Lake County, Weber County, Morgan County, Tooele County.)	Regional Open Space Plan, Phase 2	\$25,000
Hurricane City	Zoning Ordinance Update	\$10,000

**Utah Quality Growth Commission**

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Applicant	Project	Amount Awarded
Lindon City (Alpine, American Fork, Cedar Fort, Cedar Hills, Eagle Mountain, Highland, Lehi, Lindon, Pleasant Grove, Saratoga Springs)	Timpanogos Community Vision	\$30,000
North Logan/ Hyde Park	Transfer of Development Rights Ordinance	\$30,000
Salt Lake City	Performance Zoning Ordinance	\$15,000
Salt Lake County	Bonneville Shoreline Trail Plan	\$15,000
South Salt Lake (Salt Lake City, West Valley)	Central Point Transite Development Plan	\$30,000
Springdale	General Plan Update	\$15,000
St. George (Washington City, Ivins, Santa Clara, Hurricane)	Water Conservation Planning	\$10,000
Syracuse	Town Center Plan	\$15,000
Washington Terrace (South Weber, Uintah)	Weber River Corridor Planning	\$19,500
<b>Subtotal:</b>		<b>\$226,500</b>

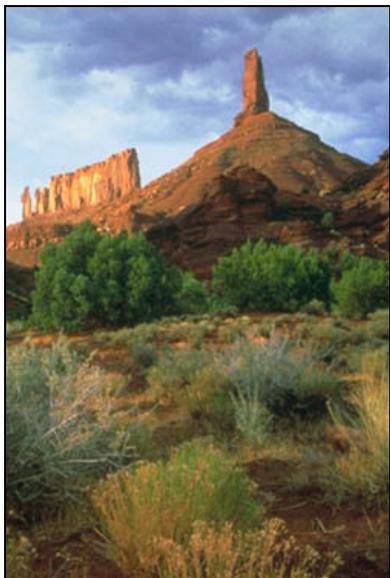
**TOTAL FUNDED: \$612,375**

**Summaries of Selected  
Planning Projects**

Following are three planning projects representing a total of 46 planning grants chosen for funding by the Commission from 1999 through 2001 (see previous table and project distribution map).

Castle Valley Land Use Study.....11  
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## Castle Valley Land Use Study



**Project Location:** Castle Valley is located 17 miles east of Moab in Grand County, Utah. The study area lies between the La Sal Mountains and the Colorado River.



**Start Date:** June 2000

**Completion Date:** January 2002

**Grantee:** Castle Valley Town

**Grant Amount:** \$15,000

**Match Amount:** \$62,400

**Total Project Cost:** \$77,400

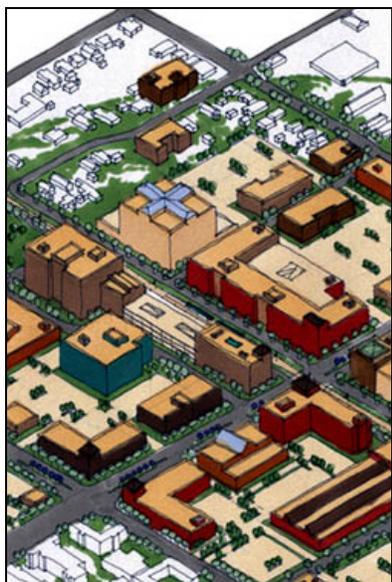
**Participants:** Castle Valley Town, School & Institutional Trust Lands Administration (SITLA), Castle Rock Collaboration

**Consultants:** Studio 2 Design (Boulder, CO), Conservation Partners (Denver, CO), Computer Terrain Mapping (Boulder, CO)

**Project Description:** In 1999, SITLA listed 4,000 acres of scenic land for sale and development near the Town of Castle Valley. The town of Castle Valley (TCV) and a local non-profit land trust – the Castle Rock Collaboration (CRC), joined SITLA to fund a strategic planning study addressing the interests of all parties. While SITLA’s mission is to realize a healthy profit for the school trust fund, TCV and CRC desire to preserve the land in its natural state, or minimize development to the extent possible.

**Project Outcome:** The planning process included detailed analysis and digital mapping of the area’s physical, biological, scenic and land ownership characteristics. Hazardous and sensitive environmental limitations for development were identified, including, steep slopes, drainage areas, flood plains, unstable geology and soils and ground water considerations. Through analysis of this data, 38% of the site or 1,684 acres were recommended as unsuitable for development. The planning team then developed a conceptual development plan that responds to conservation concerns for wildlife, quality views and water protection. The development plan also responds to SITLA’s need for fair market value by integrating residential building lots. These lots range from three acres to over 100 acres. The plan concentrates development onto 25 percent of the site, while protecting key wildlife habitat and preserving wildlife movement corridors throughout development areas. Under a land purchase agreement, TCV and CRC have a one year purchase option, during which time they may collect funds, or find a conservation buyer. If funds cannot be secured, SITLA may sell the property to other parties, who must develop as specified by the concept development plan. Through this joint planning effort, the Town of Castle Valley is better prepared to provide services to future development and has secured a development plan that will preserve the integrity of their scenic area.

### Millcreek Station Area Implementation Plan



**Project Location:** A ¼-mile area surrounding Millcreek Station (the TRAX Light Rail Station located at 3300 South, in South Salt Lake City).



**Start Date:** October 2000

**Completion Date:** December 2001

**Grantee:** South Salt Lake City

**Grant Amount:** \$15,000

**Match Amount:** \$17,100

**Total Project Cost:** \$32,100

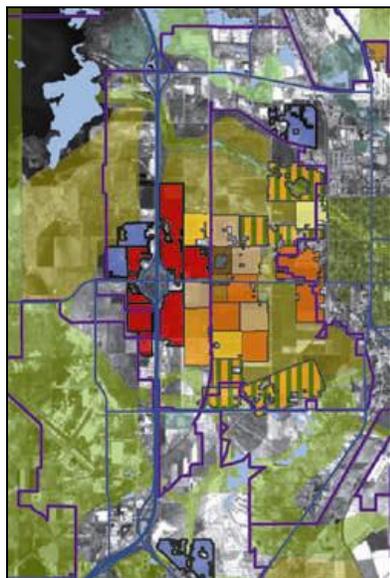
**Participants:** City Council, Planning Commission, Planning Staff & City Residents

**Consultants:** Cooper Roberts Simonsen Architects, Bonneville Research, Blake McCutchan Landscape Architects.

**Project Description:** This implementation plan responds to the general recommendations sited in South Salt Lake's Light Rail Corridor Master Plan, funded with a previous QGC grant. It is intended to guide city officials and stakeholders to create an attractive, vibrant, and economically sound downtown setting. The plan provides design guidelines for future development improvements by private developers and landowners. Public improvements to streets and infrastructure are also addressed.

**Project Outcome:** An illustrated public document identifies development patterns suitable for the urban area surrounding the new TRAX regional transit system that passes through South Salt Lake. Riddled with urban decay, city officials would like to enhance the district's economic productivity, and create a quality urban setting that attracts businesses and residents alike. The plan provides design considerations for commercial retail, commercial office, mixed-use commercial, industrial, entertainment/cultural and multi-family residential. Design recommendations are intended to guide zoning policy, to assure that new land uses are compatible and collectively create a vibrant town center. Guidelines encourage rear and side parking for improved pedestrian access to buildings, and include recommendations for landscaping, building materials, architectural massing, street profiles and parks. Also provided is a shared parking schedule to maximize use of parking areas and a market analysis to identify retail and commercial activity that could be supported in the Millcreek Station area.

## Nebo Community Vision



**Project Location:** 400 square miles (300,000 acres) in south Utah County, encompassing ten major towns, several small communities, unincorporated county area, Forest Service land, and Fish and Wildlife lands (Pictured Above: Springville City).



**Start Date:** 2000

**Completion Date:** September 2001

**Grantees:** Springville, Mapleton, Spanish Fork, Salem, Woodland Hills, Elk Ridge, Payson, Santaquin, Genola, Goshen and unincorporated Utah County

**Grant Amount:** \$25,000

**Match Amount:** \$135,000

**Total Project Cost:** \$160,000

**Participants:** Elected Officials, Planning Commission, Planning Staff and Community Residents

**Consultants:** Swaner Design,  
Assistance from: Mountainland Association of Governments (MAG), Envision Utah, Governor's Office of Planning and Budget (GOPB), Quality Growth Efficiency Tools (QGET).

**Project Description:** The Nebo Community Vision process empowered local governments and citizens to plan for significant growth during the next 20 years. Key land areas for conservation and preservation were also identified. The project included multiple public workshops where citizens were educated on new development alternatives, and participated in the conceptual design of their own community and surrounding region. Growth projections for the NEBO area suggest an increase from 74,882 residents to 139,027, an increase of 86% in 20 years.

**Project Outcome:** The NEBO inter-community planning effort allowed community participants to conceptualize future community expansion in desired locations, and away from lands desired for preservation. Participation in public workshops allowed stakeholders and community officials to visualize future growth and be trained in use of new planning tools to design better community build-out alternatives. Participants placed growth chips onto detailed maps to produce alternative development scenarios in contrast to current development growth projections. The workshop plans were gathered into a final regional plan that required 9,234 less acres of land than current development trends and ordinances would require. An implementation plan was created to address challenges of collective concern, including protection of Utah Lake's wetlands and critical habitat areas, outreach to non-participating communities, cooperation with the county and outreach to school districts to participate in local planning efforts. Each community identified specific areas of concern within its own boundaries and was encouraged to include NEBO Visioning results in their general plan.



**LeRay McAllister  
Critical Land  
Conservation Fund**

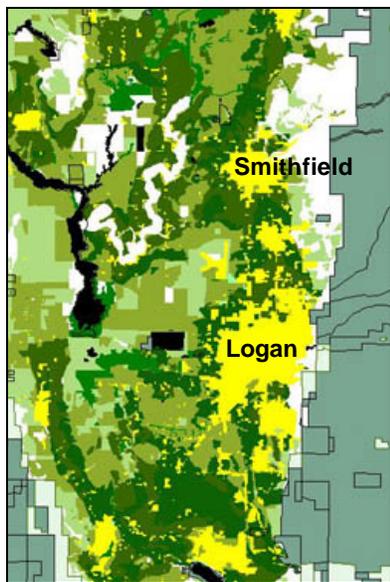
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## **Leray McAllister Critical Land Conservation Fund**

*Between 1982 and 1996, the Salt Lake Area experienced the second greatest increase in highway congestion in the country. This was prior to the reconstruction of Interstate 15 through the heart of the Salt Lake Valley.*

*(Texas Transportation Institute)*



*Development in Cache Valley expanding onto surrounding farmland.*

## **Introduction**

### **Land Preservation is Essential to Quality of Life:**

Most Utahns love the quality of life here. For them, one key to managing growth is ensuring that their quality of life does not suffer. A key component of our great quality of life is the amount and quality of land surrounding us. We love to see farmers and ranchers working the land just outside our community. We value the foothills, creeks and other open space so close at hand. We love the wildlife we can see from our windows and we are fascinated by the history and cultures that make up our state. Most of us instinctively know that access to the foothills, or natural streambeds, or even to trails along the Jordan River, enhances our quality of life and many are anxious to see some of these areas protected from development. Some might want to see farms surrounding their community protected so that the community retains treasured rural character as it grows. For others, the desire to see a stream or other natural area restored to what it once was is overwhelming. Preserving or restoring these lands can be an essential part of protecting our Quality of Life as we grow.

### **Utah Quality Growth Commission Administers Critical Lands Fund:**

Responding to the desires of many Utahns, the Utah State Legislature makes an annual appropriation (\$2,750,000) to the LeRay McAllister Critical Land Conservation Fund to protect or restore critical lands. These funds are administered by the Utah Quality Growth Commission.

### **Every Critical Land Project has Multiple Public Benefits:**

State resources are scarce, so it is important that we protect lands that are truly critical and have a statewide importance. The Quality Growth Commission a set of "defining principles" to ensure that public funds are used for projects that truly offer public benefits. For this reason, they have asked a panel of experts on economics, housing, agriculture, wildlife habitat, wetlands, recreation, archeology, cultural resources and other public values to help evaluate the public benefits of every critical land project. This committee, called the Technical Advisory Team, evaluates every application for McAllister Fund money to ensure that the public benefits of funded projects are truly first class. For more information, please review the one page summaries of each funded project contained in this section. These summaries list the public benefits of each project. A table showing all funded projects is also included in this section.

**Leray McAllister  
Critical Land  
Conservation Fund**

**State Funds Leverage Four Times as Much Private and Other Government Money:**

Since 1999, the Commission has helped to conserve or restore over 30,000 acres of critical land throughout Utah. Grants have been approved in 13 counties. The approved grants total \$7,489,986 in state money and have been matched with \$36,423,014 of other funds, a leverage greater than 4/1.

**How to Access These Funds?**

LeRay McAllister Fund money is available to cities, towns or counties, and to the State Departments of Agriculture and Natural Resources. Non-profit land trusts may also apply, but they may not hold easements of title to property acquired using this money. Eligible local governments, state departments or land trusts wishing to apply for McAllister Fund money should contact the Governor's Office of Planning and Budget, Room 116 State Capitol, Salt Lake City, UT 84114. Or call (801) 538-1619. More information can be obtained on the Commission's website at **[www.governor.utah.gov/quality](http://www.governor.utah.gov/quality)**.

**Leray McAllister  
Critical Land  
Conservation Fund**

**Defining Principles**

**Background:** The Quality Growth Commission is committed to prudently balancing the conservation and economic interests in the state since both are relevant to quality growth.

Accordingly, the Commission desires to only use state critical land preservation funds when appropriate standards are met. The application of these standards is articulated here through three defining principles and the requisite implementation steps and intent language. Compliance with these principles will complement the Commission's legislative recommendation for a net gain of private land in the state and serve to protect the state's economic interests.

**Purpose:** The defining principles presented here are intended to guide Commission deliberations regarding the use of McAllister Fund monies. As the application of these principles (and the associated implementation steps and intent language) evolves the Commission may make revisions and consider a formal recommendation to incorporate these principles into the Quality Growth Act in state statute.

**Principle #1: Local Control**

McAllister funds may be used to acquire land or an easement only after the local elected legislative body within whose jurisdiction the subject property lies has in a public meeting, subject to normal notice requirements, provided the opportunity for public input and has subsequently approved the acquisition.

***Implementation Steps***

- Applicant to seek local elected legislative body approval
- Approval is to come from the municipality if the property is in an incorporated area and the county if the property is in an unincorporated area
- Counties and nearby municipalities will be invited to comment on all acquisitions
- Commission will consider a local legislative body has waived its right to object if the body has not placed the acquisition on their agenda within three (3) months of the submission and/or fails to make a decision within six (6) months of the submission

**Principle #2: Defining the Public Benefit**

McAllister funds may be used for an acquisition of land or an easement only after the Commission has prepared, reviewed and adopted a statement of findings describing the compelling

**Leray McAllister  
Critical Land  
Conservation Fund**

public benefit(s) that are unique or irreplaceable to be derived from the acquisition.

**Implementation Steps**

- Commission may use the services of a technical advisory team who will be guided by the application of these principles to prepare and review a statement of findings
- Unique and irreplaceable are defined to include lands or easements for which a reasonable person would accept that without the acquisition a compelling public benefit, not otherwise provided by other public lands or easements, would be substantially and permanently lost
- Public benefits include health; recreation; cultural, scenic and historical preservation; sustaining agricultural capacity; watershed; wetlands; wildlife habitat; economic development; and, equally significant others
- Public lands or easements includes conservation easements held by public, private, or not-for-profit entities
- In the event an application to the McAllister fund proposes to acquire fee title to land currently held in the private sector, the applicant must show why the compelling public benefits of acquiring this land cannot be reasonably accomplished in other ways where the fee title remains owned by the private for-profit sector and methods such as conservation easements are used to accomplish the public objectives

***Further intent***

This provision is intended to safeguard against McAllister funds being used to acquire easements or interests in land unless such acquisition can be demonstrated to possess qualities or attributes beyond simply location that are unique and irreplaceable. Three examples help clarify this intent:

***Example #1***

Unique and irreplaceable may include a specific watershed area, even though other watershed areas already benefit the public, because the specific watershed area is critical to ensure the adequacy of the water supply of a given area

***Example #2***

Unique and irreplaceable would not include open space in an area where the majority of the land is already publicly owned and managed to remain as open space, unless the particular open space can be proven to possess some compelling benefit other than being open and undeveloped.

This provision is also intended to minimize the acquisition of

**Leray McAllister  
Critical Land  
Conservation Fund**

fee title private lands where the public benefits derived from conserving that land or portions of it can be obtained while still leaving the property in private sector ownership.

*Example #3*

Farmer Brown owns 300 acres of fertile irrigated ground that also serves as a trail access point for large tracts of adjacent public ground. The local community desires a trail link across Farmer Brown's property and this is the principle reason for wanting to acquire this parcel. Depending on the circumstances, it appears that the most reasonable way for the local community to proceed would be to simply acquire a trail easement from Farmer Brown (or another successor owner) instead of purchasing the entire 300 acre parcel. This would allow the remaining property to remain in the private sector.

**Principle #3 - Housing Affordability and Economic Opportunity**

McAllister funds may be used in an acquisition which materially impacts housing affordability and economic opportunity in an area only after the Commission has identified a compelling and off-setting public benefit which, in the balance of the greater public good, adequately mitigates the anticipated negative impact on housing affordability and/or economic opportunity.

***Implementation Steps***

- McAllister funds will not be used until the potential conflict between preservation and economic development and housing affordability has been addressed to the satisfaction of the Commission
- The Commission may use the services of a technical advisory team to prepare and review a statement of findings

***Further intent***

- This principle is intended to draw attention to the relationship between preservation and economic opportunity
- The Commission recognizes that this relationship has potential to be either complementary or adverse
- A partial resolution to any conflict can be obtained through the Commission's legislative recommendation for a net gain of private land in the state

# McAllister Fund Distribution Map

Projects Funded by the Quality Growth Commission Through December, 2001

## Cache County

American West Heritage Center Farmland Preserve  
Spring Creek Preservation  
Logan City/ Blacksmith Fork River  
Rinder-knecht Property

## Weber County

Gary Hess Weber River Property

## Davis County

Black Agriland  
PacifiCorp Conservation Easement  
Kay's Creek Corridor

## Morgan County

Peaceful Valley Ranch

## Summit County

Summit Park  
Castle Rock / Two Bear  
Chalk Creek Restoration

## Salt Lake County

Dry Creek Riparian Restoration  
West Jordan, Jordan River Re-meandering  
UPRR/Jordan River Property  
Willow Heights, Big Cottonwood Canyon  
West Valley City Wetlands

## Utah County

Despain Ranch and Bird Refuge

## Carbon & Emery Counties

Wilcox Property

## Sevier County

Jorgensen Ranch

## San Juan County

Curtis Jones Farm

## Iron County

Parowan Heritage Foundation

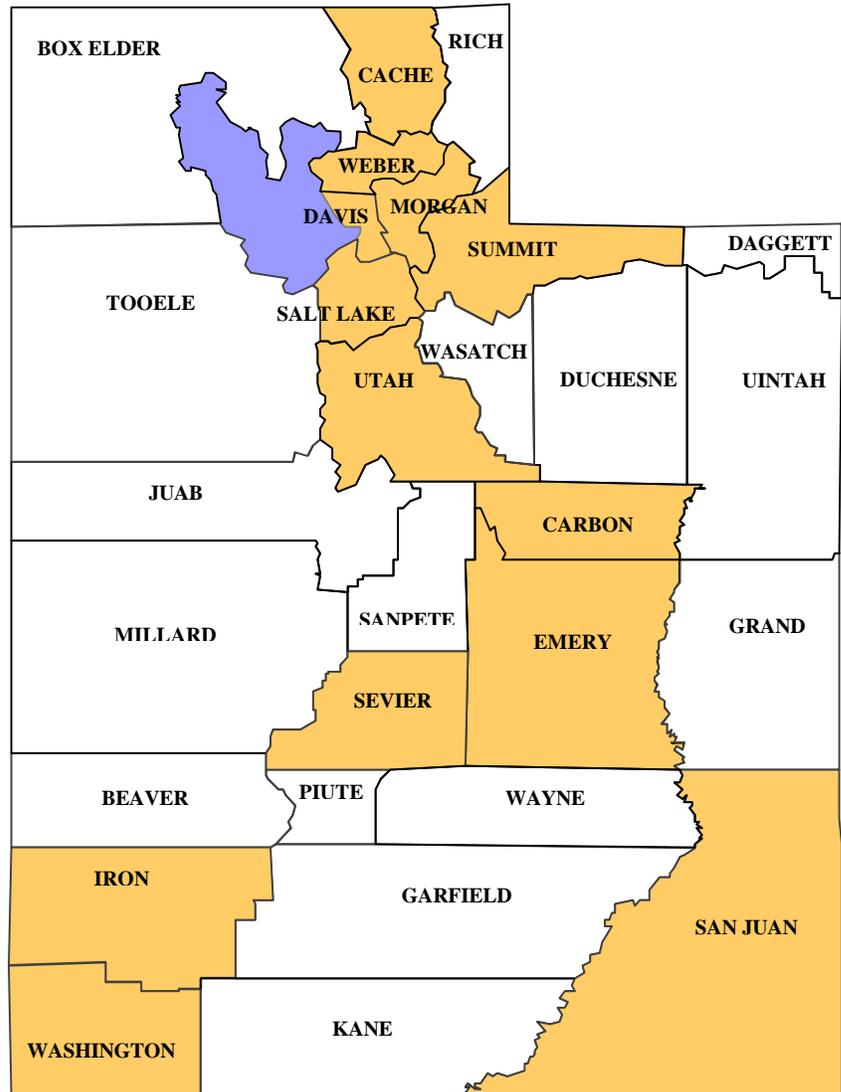
## Washington County

Virgin River Confluence, phase I and II  
Grafton Town, phase I and II



Counties that have a McAllister Fund project within their jurisdictions

Note: Project locations are shown in the One Page Summaries of McAllister Projects.



## Utah Quality Growth Commission

### Critical Land Projects Funded 1999 – 2001 (2 Pages Total)

Location	Project Title	Grant	Match	Total Cost	Acreage	Project Description
<b>1999</b>						
Washington County	Virgin River Confluence, Phase 1	\$500,000	\$1,400,000	\$1,900,000	125.47	Preserve critical habitat for various endangered and threatened fish species, plans for trails
Bluff	Curtis Jones Farm	\$307,050	\$396,050	\$703,100	159.40	Preserve historic agricultural area and riparian habitat
Rockville	Grafton Preservation, Phase 1	\$250,000	\$1,100,000	\$1,350,000	212.56	Preserve historic agricultural area and riparian habitat
Davis County	Black Agriland	\$172,000	\$222,000	\$394,000	39.00	Preserve land currently under agricultural production that serves as natural buffer for the wetlands and habitat for migratory birds
Morgan County	Peaceful Valley Ranch	\$750,000	\$3,850,000	\$4,600,000	7300.00	Preserve the ranch's cultural, scenic, and natural resources
Total for 1999		\$1,979,050	\$6,968,050	\$8,947,100	7836.43	
<b>2000</b>						
Bluffdale	UPRR/ Jordan River Property	\$155,000	\$155,000	\$310,000	15.57	Preserve riparian corridor, plans to construct trails
Davis County	PacifiCorp Conservation Easement	\$56,211	\$56,211	\$112,422	70.00	Protection of the Great Salt Lake wetland ecosystem
Layton	Kays Creek Corridor	\$150,000	\$220,000	\$370,000	30.00	Preserve riparian corridor, plans to construct trails
Marriott-Slaterville	Gary Hess Weber River Property	\$35,750	\$35,750	\$71,500	6.55	Preserve pasture & wetland, provide nature trail & access to the Weber River
Sevier County	Jorgensen Bar J Ranch Conservation Project	\$700,000	\$2,500,000	\$3,200,000	5776.00	Preserve ranch and farm operations and natural values of the property.
Parowan	Dr. Priddy Meek's Pioneer Farmstead Park & Urban Fishery	\$12,500	\$121,000	\$133,500	3.00	Restore historic natural areas, stream channel, and agricultural uses, add urban fishery & trails
Provo	K. Dale and Sonja Despain Ranch and Bird Refuge	\$200,000	\$825,000	\$1,025,000	317.58	Preserve cattle ranch and open space in one of Provo's targeted open space areas.
River Heights & Providence City	Spring Creek Preservation	\$114,971	\$114,971	\$229,942	12.99	Preserve and restore wetlands and uplands habitat in natural state, plans for trail
Sandy	Dry Creek Riparian Restoration	\$250,000	\$400,000	\$650,000	16.00	Restoration of Dry Creek channel and riparian system, plans for trail
Summit County	Summit Park	\$400,000	\$1,212,000	\$1,612,000	325.00	Preserve natural area on all but 25 acres which would allow for 7 homes, remainder of land to be open for hiking, skiing, mtn. biking, and to protect old growth forest.

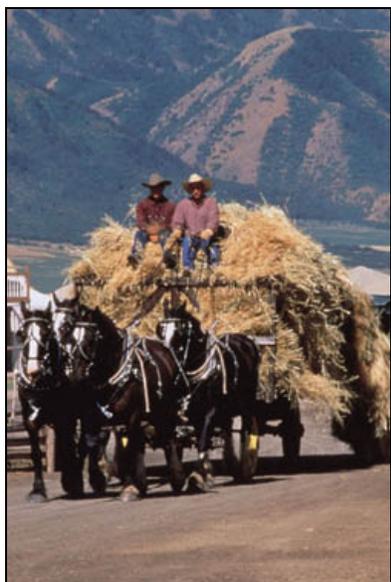


**One page Summaries  
of McAllister Projects**

Following are approved McAllister projects chosen for funding by the Commission from 1999 through 2001 (see previous table and project distribution map).

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**American West Heritage Center**



**Grant awarded:** August 2000

**Grant Amount:** \$100,000

**Total Project Cost:** \$289,400

**Property Description:** The fields surrounding the Jensen Historical Farm are home to the American West Heritage Center, and enable the center to conduct on-site agricultural operations. Without surrounding fields, the American West Heritage Center could not be fully self-sufficient and the Center could not demonstrate the authentic, historic farming practices that are central to the Center's appeal to national and international visitors.

**Acreage:** 15.89 acres

**Land Ownership:** American West Heritage Center

**Conservation Easement Held By:** Town of Wellsville

**Local Support:** Cache County, Senator Lyle Hillyard, Town of Wellsville, Utah State University

**Project Partners:** Utah Open Lands, Utah State University

**Project Location:**

4405 South Highway 89/91, Wellsville, Utah



**PUBLIC BENEFITS:**

**Historical Significance:** The farmland has served livestock as well as the current alfalfa production for generations. The Jensen Historical Farm demonstrates 1850's vintage farming practices.

**Viewshed/Scenic Quality:** Conservation of this land will protect the entry corridor and in part, preserve the scenic values and character of the Cache Valley.

**Recreation:** The preservation of this land holds more than agricultural significance - it preserves a way of life that is rapidly disappearing in the West. Without the surrounding cultivated fields, tourist development of the American West Heritage Center would be weakened.

**Agricultural Land:** Current crop production includes irrigated pasture and alfalfa.

**Black Agriland**



**Grant awarded:** June 2000

**Grant Amount:** \$172,000

**Total Project Cost:** \$394,000

**Property Description:** In addition to growing and producing vegetables to regional supermarkets, the Black Agriland area provides critical upland wildlife habitat to waterfowl along the Great Salt Lake. The Black Agriland easement is located adjacent to The Nature Conservancy's 3,000 acre Layton Wetlands Preserve along the lake's shoreline.

**Acreage:** 39 acres

**Land Ownership:** Private

**Conservation Easement Held By:** Utah Department of Agriculture and Food

**Local Support:** Davis County Commission

**Project Partner:** The Nature Conservancy of Utah

**Project Location:**

Located within the jurisdiction of Syracuse City, Black Agriland is located along Gentile Street, westward from downtown Layton.



**PUBLIC BENEFITS:**

**Viewshed/Scenic Quality:** This land provides an open view of the Great Salt Lake to residents and visitors of western Davis County.

**Water Quality:** The property is crossed by three canals/drains: the Davis County Storm Drain, the Slough, and the Bureau of Reclamation Drain. All these large ditches have a continual base flow of water from various sources, and several serve to drain the agricultural areas of the property. All water from these drains moves southward, passing through a wetland mitigation area, and finally, onto wetland areas owned/managed by The Nature Conservancy.

**Wildlife Habitat:** On the perimeter of the property, mammals such as deer, red fox, skunk, squirrels and muskrat are visitors. This wetland/farmland interface contains vegetated canals that provide habitat for shorebirds on the property, including ibis, geese, killdeer and pheasant. This area of wetlands has been recognized by the western Hemisphere Shorebirds Reserve network as having hemispheric significance and as one of the world's most critical migratory bird locations.

**Recreation:** Bird watching and walking are the primary recreational uses of the property. An unpaved perimeter foot/horse trail is permitted as a future use.

**Agricultural Land:** Black Agriland, currently under agricultural production, serves as a valuable productive vegetable farm, natural buffer for the wetlands and habitat for migratory birds.

## Blacksmith Fork River



**Grant awarded:** August 2000

**Grant Amount:** \$12,950

**Total Project Cost:** \$25,900

**Property Description:** The property is a linear flood plain area adjacent to the Blacksmith Fork River. Riparian and wetland vegetation grow in abundance, providing wildlife habitat at the urban / rural fringe of Logan.

**Acreage:** 1.75 acres

**Land Ownership:** Private

**Conservation Easement Held By:** Utah Division of Wildlife Resources

**Local Support:** Representative Loraine T. Pace, City of Logan, Logan Parks and Recreation Advisory Board, Country Manor Home Owner's Association, Blackhawk Home Owner's Association, Cache Trails Committee

**Project Partner:** City of Logan

### Project Location:

This project is located on the southern border of Logan City adjacent to the Blacksmith Fork River. The project's southern border is 1700 South Street, Logan, Utah.



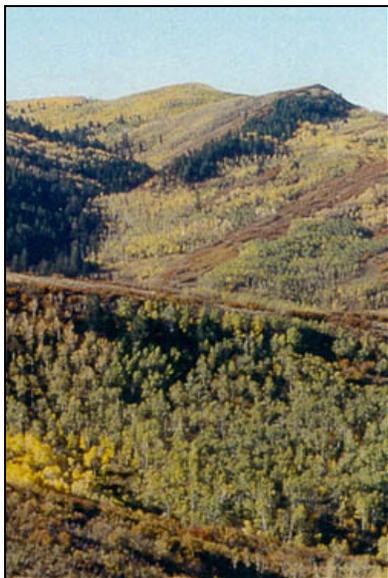
### PUBLIC BENEFITS:

**Recreation:** The primary purpose for preserving this parcel is to provide a trailhead for Logan City Parks and Recreation trail system. Trails beginning on this property will connect with existing trails along the Logan River, creating an interconnected trail system along Cache Valley rivers for both passive and active recreation.

**Wildlife Habitat:** Located on the banks of the Blacksmith Fork River, this property provides critical riparian habitat for wildlife. Riparian habitat is now recognized as an endangered habitat type in the arid West where only 3% remains (e.g., Noss et al. 1995).

**Water Quality:** This property will contribute to improving water quality in the Blacksmith Fork River. The land's natural condition will be enhanced as Logan City is restoring some native vegetation on the property, assuring bank stabilization. The Blacksmith Fork river is a highly regarded fishing tributary to the Logan River.

**Castle Rock Ranch**  
Huff Creek Conservation  
Project



**Project Location:**

Eastern Summit County near the Wyoming border.



**Grant awarded:** April 2001

**Grant Amount:** \$900,000

**Total Project Cost:** \$11,260,000

**Property Description:** Castle Rock Ranch encompasses a number of habitat types from 5,500 feet in elevation, to over 9000 feet. The area also includes the Huff Creek Drainage. Phase one of the project was acquired in June of 2001, and two more phases will be acquired over the next few years.

**Acreage:** 12,347 acres

**Land Ownership:** Private

**Conservation Easement Held By:** Division of Forestry, Fire, and State Lands

**Local Support:** Summit County, Representative David Ure, Senator Lyle Hillyard, Art DuFault the Utah State Forester

**Project Partners:** Utah Open Lands, The Nature Conservancy

**PUBLIC BENEFITS:**

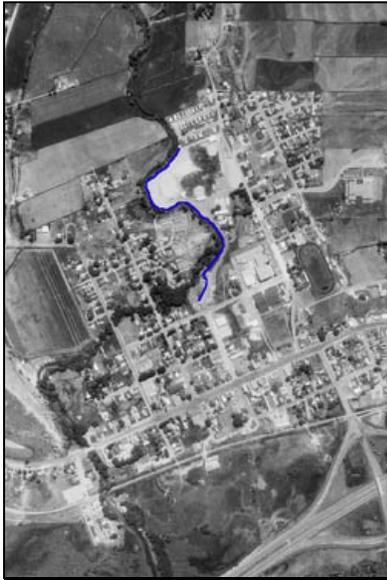
**Water Quality:** Huff Creek has its headwaters on the ranch. Huff Creek is one of the major tributaries of Chalk Creek, which feeds the Weber River and eventually provides drinking water to thousands along the Wasatch Front. Protecting these headwaters is critical to preserving water quality throughout the drainage.

**Wildlife Habitat:** The ranch is a year round home to more than 600 elk, 1200 deer, and 80 moose. Ninety-nine species of songbirds have been identified on the ranch, as well as eagles, falcons, hawks, sage grouse and wild turkeys. Huff Creek, where it runs through the ranch, is critical habitat for Bonneville Cutthroat trout. Huff Creek and the surrounding Chalk Creek drainage contain the largest remaining habitat for Bonneville Cutthroat trout in Utah.

**Cultural and Recreational:** Some hunting is permitted on the ranch, though generally it remains a private cattle ranch. It has been ranched continually since the 1850's and the Mormon Pioneer Trail corridor passes through the ranch. In the 1860's, the ranch was home to one of the original Pony Express stations. The ranch was an important rail town - at one time it was large enough to have its own schoolhouse.

**Agricultural:** Castle Rock Ranch is a profitable cattle ranch that employs 20 people and adds considerably to Utah's agricultural economy. The ranch frequently hosts seminars on ranching, range management and various methods to enhance the bio-diversity and quality of ranch land while remaining profitable.

**Chalk Creek Restoration**



**Grant awarded:** November 2001

**Grant Amount:** \$10,000

**Total Project Cost:** \$20,332

**Property Description:** Summit County and the City of Coalville will clean and restore the streambed of Chalk Creek near the County Fair Grounds. Fencing will be removed and a trail placed on the property to allow public access to the property.

**Acreage:** 3 acres

**Land Ownership:** Summit County

**Conservation Easement Held By:** City of Coalville

**Local Support:** Summit County, Coalville City, Representative David Ure, Coalville Lions Club

**PUBLIC BENEFITS:**

**Water Quality:** Restoring the site will improve water quality along lower Chalk Creek. Improving water quality has been a goal of the city and county, and they have recently installed a pressurized irrigation system to help improve water quality in the stream.

**Wildlife Habitat:** This is a small project along an urban stream. It will benefit wildlife such as songbirds which utilize the area.

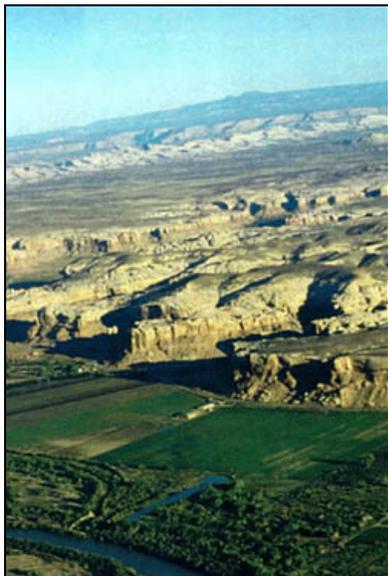
**Recreation:** The major goal of this project is to create a major link to the trail system being created throughout Coalville and to reconnect the stream to the city. The location of this parcel adjacent to the fairgrounds provides excellent recreational opportunities for the people of Coalville. For the small investment of state money, we expect enormous returns in terms of recreation and open space amenity for Coalville and Summit County.

**Project Location:**

This project is located along Chalk Creek in the town of Coalville in eastern Summit County.



## **Curtis Jones Farm**



### **Project Location:**

The Curtis Jones Farm is situated on the north bank of the San Juan River, directly east of Bluff.



**Grant awarded:** December 2000

**Grant Amount:** \$307,050

**Total Project Cost:** \$703,100

**Property Description:** The Curtis Jones Farm is a significant landmark of the historic rural landscape surrounding the village of Bluff. Nestled within a bedrock canyon of the San Juan River, the Curtis Jones Farm stands out as stunning green fields between dry sandstone bluffs on the eastern edge of the historic town site. The land is one of the region's last pioneer farms and continues as a living and dynamic component of Bluff's history.

**Acreage:** 159.4 acres

**Land Ownership:** Private

**Conservation Easement Held By:** Utah Department of Agriculture and Food

**Local Support:** Ty Lewis, Chair San Juan County Commission, Governor Michael O. Leavitt, Senator Robert Bennett, Congressman Chris Cannon, Representative Keele Johnson

**Project Partners:** Bluff City Historic Preservation Association, The Nature Conservancy of Utah

### **PUBLIC BENEFITS:**

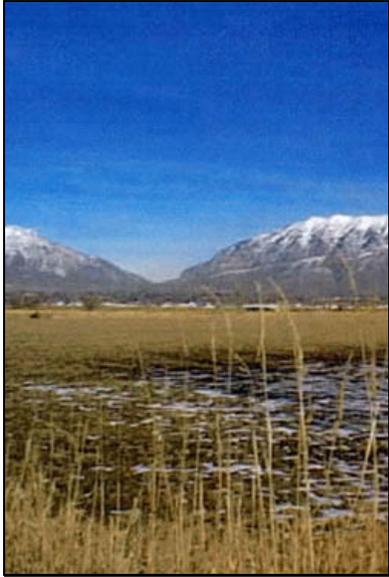
**Historical significance:** The Curtis Jones Farm, provides both residents and visitors with a unique sense of place: a century-old, living village that retains its agrarian roots. The Jones Farm exemplifies a land-human relationship in this river valley that dates back to the 19<sup>th</sup> Century Mormon settlement and beyond.

**Viewshed/Scenic Quality:** Preservation of the natural and cultural characteristics of the farm, the river corridor and wetlands will sustain the natural open space qualities that are critical to the Bluff community's sense of place.

**Wildlife Habitat:** There is a 10 acre riparian wetlands between the farm's south boundary and the north bank of the San Juan River, which provides habitat for deer, beaver, coyote, ring-necked pheasants and a tremendous variety of migratory waterfowl including Canada geese, great blue heron, snow egret and various ducks.

**Agricultural Land:** This land is classified as prime farmland by the Soil Conservation Service (USDA 1993). The principal crops on these soils with irrigation are alfalfa, small grains and pasture. The farm produces 20,000 bales of hay each year.

**Despain Ranch and Bird Refuge Easement**



**Grant awarded:** December 2000

**Grant Amount:** \$200,000

**Total Project Cost:** \$1,025,000

**Property Description:** The Despain property is a working cattle ranch, occupying open pastureland and wetlands adjacent to Utah Lake's eastern shore. It abuts a county trail and borders Utah Lake State Park. Provo City matched the McAllister Fund grant with \$200,000 and the land owner donated \$625,000 of the value of the conservation easement.

**Acreage:** 317.58 acres

**Land Ownership:** Private ownership

**Conservation Easement Held By:** Provo City

**Local Support:** Utah County, City of Orem, Provo City

**Project Partners:** The Utah Division of Forestry, Fire and State Lands

**Property Location:**

This property lies on the eastern shore of Utah Lake and is located between 1200 South (Orem) and the Provo Municipal Airport in Utah County.



**PUBLIC BENEFITS:**

**Viewshed/Scenic Quality:** The open pasture provides a natural setting on the eastern shore of Utah Lake. This property abuts a walking trail and Utah Lake State Park and provides open natural vista for visitors.

**Wildlife Habitat:** As part of the eastern shore of Utah Lake, this property attracts a variety of shorebirds and other wildlife species.

**Recreation:** This land is near the Utah Lake State Park and adjacent to Utah County's Lakeshore Trail. The preservation of this critical open space will ensure that current and future generations would be able to enjoy an important part of the eastern shore of Utah Lake in an open and natural setting. The property provides a buffer for the trail and other recreational uses.

**Agricultural Land:** This land sustains a productive cattle ranching operation.

**Dr. Priddy Meek's  
Pioneer Farmstead Park**



**Project Location:**

Parowan, Utah.



**Grant awarded:** August 2000

**Grant Amount:** \$12,500

**Total Project Cost:** \$133,500

**Property Description** This historic farmstead provides the community, the public, and school students with an outdoor educational learning center. The 3-acre property is located within natural vegetation, and still possesses its early home and barnyard structures, and early farming machinery as cultural icons of Southern Utah's early settlement.

**Acreage:** 3 acres

**Land Ownership:** Parowan City

**Conservation Easement Held By:** Parowan Heritage Foundation

**Local Support:** Representative Bud Bowman, Parowan City, Division of Wildlife Resources

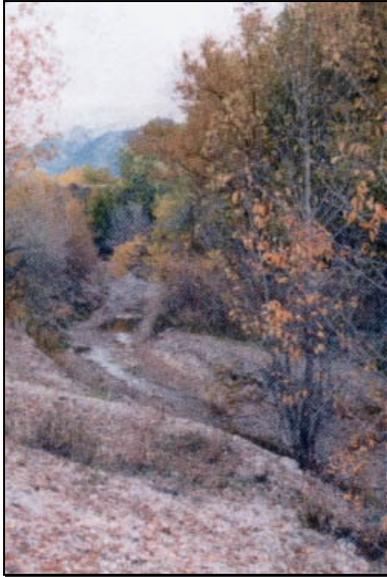
**PUBLIC BENEFITS:**

**Historical Significance:** The upper half of the property houses the circa 1850's restored log cabin of southern Utah's first doctor, Dr. Priddy Meeks, which is listed on the National Register of Historic Sites, a 100-year-old barn and several out buildings.

**Recreation:** This project will provide opportunities for elementary and high school students to study the area and participate in replanting native vegetation and ongoing maintenance of vegetation and agriculture study plots. They will also learn more about land conservation uses and benefits. The pioneer farmstead and an urban fishery will be linked by a trail system and interpretive signs.

**Agricultural Land:** The pioneer farmstead area will be restored back to its original use including agriculture and natural vegetation study plots.

**Dry Creek Riparian Restoration**



**Project Location:**

Between 300 and 700 East at 10200 South within the Dimple Dell Regional Park in Sandy, Utah.



**Grant awarded:** August 2000

**Grant Amount:** \$250,000

**Total Project Cost:** \$650,000

**Property Description:** This project will restore 16 acres along the Dry Creek channel and riparian system, establishing a stable, self-maintaining stream system with an adjacent floodplain.

**Acreage:** 16 acres

**Land Ownership:** Salt Lake County

**Local Support:** Sandy City, Salt Lake County, Senator Alma Mansell, Representative John Swallow, Senator Howard Stephenson

**PUBLIC BENEFITS:**

**Water Quality:** Restoration includes rechanneling Dry Creek to a more natural meandering stream with adjacent floodplain. This will create a riparian area that will increase bank stability, sediment retention and water storage/flood flow alteration.

**Wildlife Habitat:** Restoration will increase structural diversity, creating an overstory, midstory and understory layer of native plants for attracting mammals and neotropical bird species.

**Recreation:** The length of the Dimple Dell Park provides a natural linkage for trail systems running east and west. This property will extend this trail system west closer to the Jordan River Parkway. Eventually, this project will be part of a trail system linking the Bonneville Shoreline Trail on the east to the Jordan River Parkway.

**Gary Hess Weber River Property**



**Project Location:**

1023 West 1700 South, Marriott-Slaterville, Utah.



**Grant awarded:** September 2000

**Grant Amount:** \$35,750

**Total Project Cost:** \$71,500

**Property Description:** This parcel is immediately adjacent to the Weber River, and contains valuable wetland, wooded and upland areas on it. This is the first parcel upstream from the Willard Bay Diversion Dam and provides unique public access to the river as well as wildlife habitat, including beavers and birds, and a river corridor trail connection.

**Acreage:** 6.55 acres

**Land Ownership:** Marriott-Slaterville

**Conservation Easement Held By:** Marriott Heritage Foundation and Division of Wildlife Resources

**Local Support:** Marriott-Slaterville, Weber County, Ogden City, Harrisville, Representative Martin Stephens

**PUBLIC BENEFITS:**

**Historical Significance:** Historically, the Shoshone Indian tribe camped along the river in this area. In the 1830s, early trappers held rendezvous near this site where the Ogden and Weber Rivers converge.

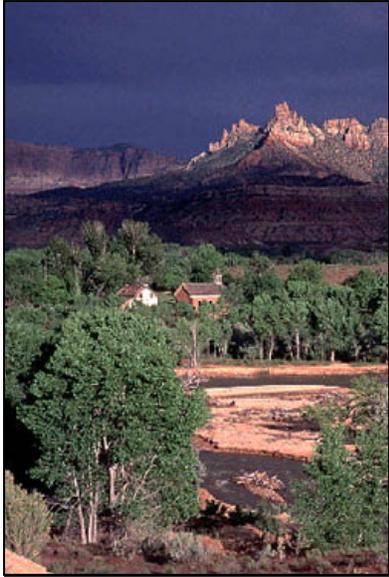
**Viewshed/Scenic Quality:** Much of this site is covered in cottonwood trees, underbrush and other natural foliage and provides an aesthetically pleasing natural setting.

**Water Quality:** The area is part of the Weber River floodplain. The western portion is a wetland area.

**Wildlife Habitat:** There are several beaver and other small mammals and waterfowl that inhabit the site. The City will restore native foliage and vegetation to the site so the land will remain in a predominantly natural and open condition.

**Recreation:** There will be passive recreational opportunities such as linkage to regional trails and access to the Weber River for activities such as fishing, canoeing and kayaking.

**Grafton Preservation,  
Phases 1 & 2**



**Project Location:**

The historic Grafton townsite and the agricultural open space surrounding it is located on the banks of the Virgin River, 12 miles from the west entrance to Zion National Park.



**Grant awarded:** July 2000 and December 2001

**Grant Amount:** \$250,000 in 2000 and \$70,000 in 2001

**Total Project Cost:** \$1,350,000 in 2000 and \$180,000 in 2001

**Property Description:** Grafton is one of the most photographed ghost towns in the West. The Grafton town site includes several historic structures. It stands as a testimony to the hard work, tenacity and determination of its pioneer settlers.

**Acreage:** 221 acres

**Land Ownership:** Grafton Heritage Partnership Project and Private Land

**Conservation Easement Held By:** Town of Rockville

**Local Support:** Representative Tom Hatch and Senator Mike Dmitrich, Washington County

**Project Partner:** The Grand Canyon Trust

**PUBLIC BENEFITS:**

**Historical significance:** A number of historic structures including homes, outbuildings and irrigation ditches remain within the Historic Town site including the Grafton church/schoolhouse, the Alonzo Russell adobe home, the John Wood home, the Alonzo Russell log home, the David Ballard home and the cemetery.

**Viewshed/Scenic Quality:** The property inspires visitors with its natural beauty, buried prehistoric and historic features, fertile green pastures, location on the banks of the Virgin River and its stunning views of dramatic geological features of Zion National Park.

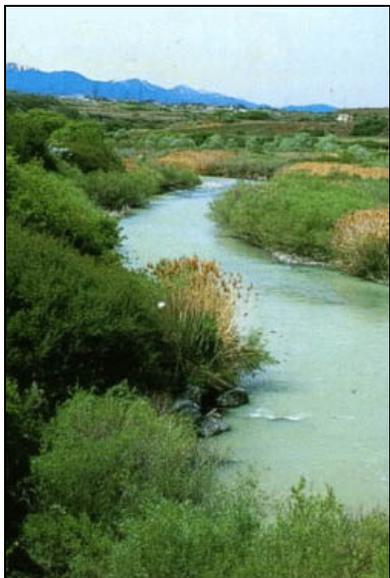
**Water Quality:** The Virgin River forms the town site's northern boundary. The sandy river-deposited soils support an impressive gallery of trees, plant and wildlife species, including one of only a handful of remaining stands of cottonwood trees anywhere along the Virgin River. The floodplain is to be managed for native plant communities.

**Wildlife Habitat:** The wildlife habitat along the Virgin River is of high quality and represents a relatively intact ecosystem.

**Recreation:** Visitor access to the historic town site.

**Agricultural Land:** Cattle grazing, irrigation of pastureland, fence repair and ditch maintenance are regular farming activities in Grafton.

**Jordan River Critical Lands Preservation and Restoration**



**Project Location:**

Between 7800 South to 9000 South, west of the Jordan River, West Jordan City



**Grant awarded:** January 2001

**Grant Amount:** \$500,000

**Total Project Cost:** \$6,846,700

**Property Description:** The project will restore and protect 58.22 acres of wetland and upland and riparian habitat, which support a wide variety of native wetland and riparian bird species. The LeRay McAllister Funds will help to preserve and restore a portion of the project, contributing to the larger preservation effort of the entire Jordan River Corridor.

**Acreage:** 58.22 acres

**Land Ownership:** West Jordan City

**Conservation Easement Held By:** Utah Division of Forestry, Fire and State Lands

**Local Support:** Representative Bryan Holladay, Representative Wayne Harper

**Project Partner:** The Trust for Public Land

**PUBLIC BENEFITS:**

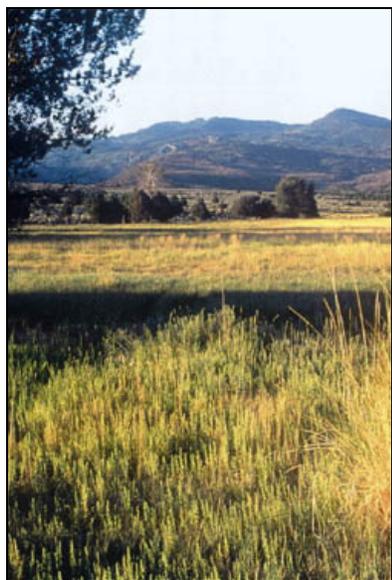
**Viewshed/Scenic Quality:** This project area contains a high-quality marsh that is heavily vegetated. Open water, marsh, riparian, upland and constructed wetland habitats provide a variety of wildlife viewing opportunities.

**Water Quality:** As part of the Jordan River Natural Conservation Corridor, the Jordan River will be re-channeled to a more natural meandering state to restore and preserve wetlands and natural drainage areas.

**Wildlife Habitat:** Restoration and improvements will offer significant wildlife habitat for feeding, resting and loafing. Some species will find these areas suitable for nesting and breeding. Eighty-six different bird species have been identified that use this property.

**Recreation:** As another link in the Jordan River Parkway, this project will provide trail access to the public.

## Jorgensen Bar J Ranch Conservation



### Project Location:

The property is located in the heart of Sevier County. It is accessed via the Gooseberry Road exit off I-70 about five miles east of Salina.



**Grant awarded:** September 2000

**Grant Amount:** \$700,000

**Total Project Cost:** \$3,200,000

**Property Description:** The property is located in the heart of Sevier County. The Jorgensen Bar J Ranch contains large natural plant and animal communities representing the Utah High Plateaus region and is a vital watershed for Lost Creek. The conservation easement protects natural land features as well as the historic agricultural uses of the ranch. Phase one of the project was acquired in December of 2000. Phase two has been acquired and two more phases will be acquired over the next two years.

**Acreage:** 5,776 acres

**Land Ownership:** Private

**Conservation Easement Held By:** Division of Forestry, Fire and State Lands

**Local Support:** Representative Bradley Johnson, Representative Margaret Dayton, Senator Howard Nielson, Sevier County, Richfield City, Town of Redmond, Snow College

**Project Partner:** The Nature Conservancy of Utah

### PUBLIC BENEFITS:

**Wildlife Habitat:** The Jorgensen Bar J Ranch possesses pristine wildlife habitat, including high alpine forests, mature aspen stands and healthy riparian systems. The Ranch provides winter and summer range for approximately 1,500 head of elk and 2,000 deer. Lost Creek contains the endangered Bonneville Cutthroat Trout.

**Water Quality:** The Bar J Ranch is critical for protecting water quality for surrounding communities such as Richfield and Salina.

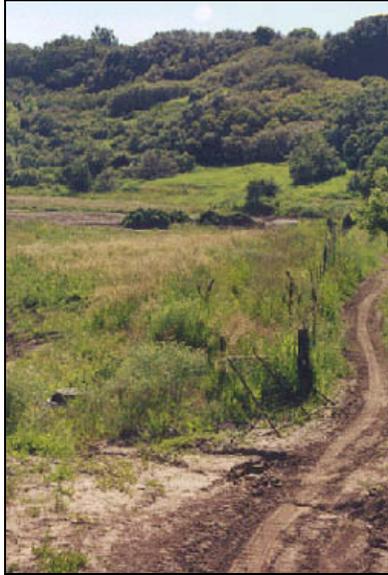
**Viewshed/Scenic Quality:** Bar J Ranch is surrounded by Fish Lake National Forest and is directly visible from a planned scenic road connecting I-70 and Fish Lake.

**Agricultural Land:** Alfalfa is grown on the lower elevations of the Ranch and has been for many generations. The mid-elevations are used for grazing. These uses will continue on the ranch.

**Historical Significance:** The Bar J Ranch has a number of historic buildings that date back to the late 1800's when cattle ranching was at its peak across the west.

**Recreation:** Bar J Ranch is part of the Division of Wildlife Resource's Cooperative Wildlife Management Unit program. A small number of elk are harvested from the ranch each year.

**Kay's Creek Corridor**



**Grant awarded:** December 2000

**Grant Amount:** \$150,000

**Total Project Cost:** \$370,000

**Property Description:** The corridor along Kay's Creek offers a unique open space amenity in the heart of Layton. The project will preserve a riparian area with trees, meadows and wetland. The McAllister Fund grant helped acquire 13.7 acres. The full project consists of several parcels along Kay's Creek. Public access will be provided by a trail running through the area.

**Acreage:** 30 acres

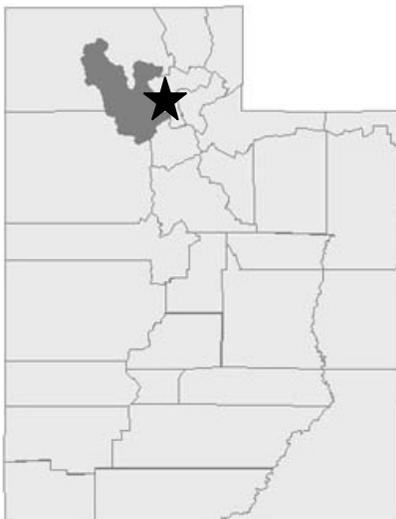
**Land Ownership:** Layton City

**Conservation Easement Held By:** Utah Division of Parks and Recreation

**Local Support:** Representative Kevin Garn, Representative Blake Chard, Senator Dave Steele, Layton City

**Project Location:**

This project is along the North Fork of Kay's Creek, Layton City.



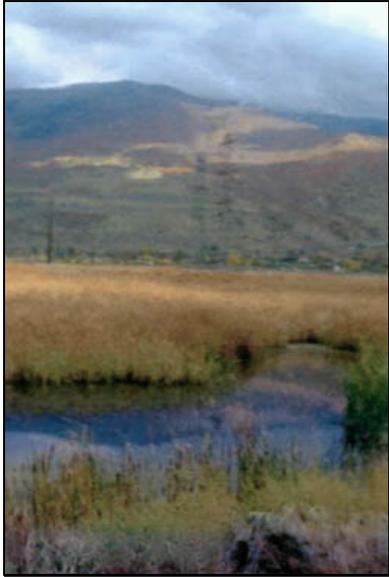
**PUBLIC BENEFITS:**

**Viewshed/Scenic Quality:** This corridor consists of riparian areas with trees, meadows and cattail wetland areas with a variety of wildlife throughout the site and surrounding area.

**Wildlife Habitat:** These parcels contain riparian, wetland, upland and meadow areas that are home to deer, fox, skunk, grouse and a large variety of riparian birds.

**Recreation:** This project is a portion of a city-wide public pedestrian and non-motorized trail system. The corridor is intended to be utilized by the public for recreational hiking and biking and access to the wooded and meadow areas along the North Fork of Kay's Creek.

**PacifiCorp Conservation Easement**



**Project Location:**

The property is located adjacent to the Farmington Bay Water Fowl Management Area, south of Glover’s Lane and 1325 West in Farmington, Davis County.



**Grant awarded:** December 2000

**Grant Amount:** \$56,211

**Total Project Cost:** \$112,422

**Property Description:** This easement covers two non-contiguous parcels that border the Farmington Bay Water Fowl Management Area. They contain uplands, existing wetlands, seasonally inundated mudflat/playas and emergent marshlands.

**Acreage:** 70 acres

**Land Ownership:** Utah Power & Light

**Conservation Easement Held By:** Division of Wildlife Resources

**Local Support:** Representative Marda Dillree, Senator Terry Spencer, Farmington City, Davis County Wetlands Advisory Committee, Davis County

**PUBLIC BENEFITS:**

**Viewshed/Scenic Quality:** The property contains unique wildlife habitat types consisting of emergent marsh, shallow open water, mudflats, playas and natural uplands. The uplands on the property compliment the vast wetlands and open lake habitats of the Farmington Bay Water Fowl Management Area.

**Water Quality:** The property is an important component of the Great Salt Lake ecosystem from a local, regional, national and international perspective. It will be included in the Davis County wetland conservation plan to protect the Great Salt Lake wetland ecosystem. The property serves as critical buffer habitat during high water on the Great Salt Lake.

**Wildlife Habitat:** The property contains unique wildlife habitat types: emergent marsh, shallow open water, mudflats, playas, and natural uplands. This mosaic of habitat types is used by wildlife for feeding, loafing and reproduction.

**Recreation:** The property is used by bird watchers, hunters and educators. The property offers unlimited educational opportunities and fits into plans to expand the interpretive program at Farmington Bay Water Fowl Management Area.

### Peaceful Valley Ranch



#### Project Location:

The ranch is located in East Canyon, Morgan County, between the urban development of East Canyon Resort and Jeremy Ranch in Summit County, and is less than 15 miles from rapidly growing Salt Lake City and Park City, Utah.



**Grant awarded:** April 2000

**Grant Amount:** \$750,000

**Total Project Cost:** \$4,600,000

**Property Description:** The 7,300 acre Peaceful Valley Ranch is one of Utah's most beautiful and historically significant ranches. The ranch represents a classic western landscape; rolling hills covered with scrub oak and sagebrush, rich riparian areas with large cottonwood trees and a historic homestead complete with farmhouse, barn and a restored Pony Express station. The upper elevations of the property are dominated by lush meadows and aspen and conifer forests.

**Acreage:** 7,300 acres

**Land Ownership:** Private

**Conservation Easement Held By:** Division of Forestry, Fire and State Lands

**Local Support:** Summit County

**Project Partners:** Utah Open Lands, The Nature Conservancy of Utah, the Trust for Public Land, the Rocky Mountain Elk Foundation

#### PUBLIC BENEFITS:

**Historical Significance:** The Donner Reed, Mormon Pioneer, California, Overland Stage and Pony Express trails all pass through the ranch on their way to the Salt Lake Valley.

**Viewshed/Scenic Quality:** Peaceful Valley Ranch is enjoyed in its current undeveloped condition by numerous sightseers, including auto passengers, mountain bikers, and hikers that travel through the ranch on State Highway 65 and the East Canyon Road.

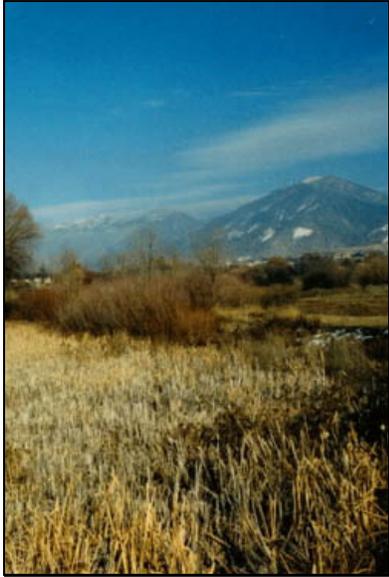
**Water Quality:** Peaceful Valley Ranch contains significant portions of East Canyon Reservoir and East Canyon Creek that flow into the Weber River. Protected tributary streams will maintain critical cool-water habitat for a variety of trout and support thousands of waterfowl that rely on Peaceful Valley tributaries.

**Wildlife Habitat:** The Ranch contains critical wildlife habitat for elk, mule deer, moose, mountain lion, bobcat, red fox, bald eagle, golden eagle and American kestrel.

**Recreation:** Peaceful Valley also functions as a Cooperative Wildlife Management Unit.

**Agricultural Land:** Peaceful Valley Ranch has functioned as a livestock operation for the past century.

## **Spring Creek Preservation**



### **Project Location:**

Easements lie between an upper bench terrace scarp and floodplain below in River Heights City, and Providence City, Cache County.



**Grant awarded:** December 2000

**Grant Amount:** \$114,971

**Total Project Cost:** \$229,942

**Property Description:** Spring Creek is a stream draining from the Bear River Mountain Range in Cache County, and serves as a separating border between River Heights City and Providence City on the lower benches. Fed by numerous springs and snow runoff, the creek creates a valuable corridor of riparian and wetland habitat.

**Acreage:** 12.99 acres

**Land Ownership:** Private ownership

**Conservation Easement Held By:** River Heights City, Providence City

**Local Support:** Senator Lyle Hillyard, Representative Evan Olsen, River Heights City, Providence City, Cache County, U.S. Army Corps of Engineers

### **PUBLIC BENEFITS:**

**Viewshed/Scenic Quality:** Serving as a natural border between River Heights and Providence, the Spring Creek drainage remains in a relatively pristine condition. Preservation along the creek includes approximately 5,000 feet of stream meanders, numerous wetlands and riparian areas, and wildlife habitat.

**Water Quality:** Spring Creek serves as a natural drainage for storm water runoff. Extensive riparian vegetation prevents soil erosion, and wetlands cleanse impurities from water drainage.

**Wildlife Habitat:** The ecosystem provides wildlife habitat for deer, coyotes, badgers, pheasants, bird species and German brown trout.

**Recreation:** A public walking trail may be constructed in the future. Its placement would be limited to upland areas to minimize impact on wetlands, riparian areas, and wildlife habitat along the lower stream banks.

## Summit Park



**Grant awarded:** August 2000

**Grant Amount:** \$400,000

**Total Project Cost:** \$1,612,000

**Property Description:** Summit Park provides high quality, old-growth forest in the Wasatch Mountains. The site provides outstanding resource protection, including critical watershed protection, scenic quality, and wildlife habitat. In addition, the 343 acre property contains three prominent peaks.

**Acreage:** 325 acres

**Land Ownership:** Private

**Conservation Easement Held By:** Division of Forestry, Fire and State Lands

**Local Support:** Park City, Summit County, Mountain Trails Foundation, Snyderville Basin Recreation

**Project Partner:** The Trust for Public Land

### Project Location:

This project is located ten miles east of Salt Lake City and seven miles northwest of Park City. The entire site is highly visible from I-80 at Parleys Summit.



### PUBLIC BENEFITS:

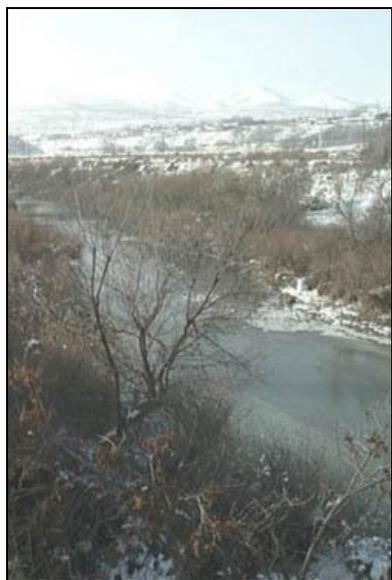
**Water Quality:** Stands of Douglas fir and Sub-alpine fir on the site assure healthy ground water recharge, and are critical to preserving Wasatch Front water quality. The area contains headwaters to three streams flowing into East Canyon Creek.

**Wildlife Habitat:** Summit Park contains one of the largest stands of old-growth Subalpine fir in Utah. These dense stands provide critical habitat to numerous species, including mule deer, elk, moose, mountain lion, bobcat and red fox. The presence of large snags provides food, nesting and denning opportunities for a variety of birds, mammals and reptiles. Bird species seen on the site include Red-tailed Hawk, American Kestrel, Golden Eagle, Bald Eagle and Great-horned Owl.

**Viewshed/Scenic Quality:** Summit Park's rugged topography and ridgelines, peaks and stands of aspen and fir are highly visible from Interstate 80. Preserving this site protects Parley's Canyon's picturesque beauty enjoyed from the freeway.

**Recreation:** The site is accessible for backcountry skiing, and could be further accessed through development of a hiking trail system.

## UPRR / Jordan River Restoration Project



### Project Location:

The property is located between the Jordan River and the railroad along the Jordan River Bottoms at 15300 South 1300 West, Bluffdale City.



**Grant awarded:** December 2000

**Grant Amount:** \$155,000

**Total Project Cost:** \$310,000

**Property Description:** This site will serve as a junction for the Jordan River Parkway Trail and the Bonneville Shoreline Trail. The property lies at the Jordan River bottoms where the public can enjoy wildlife and other natural and scenic qualities. This area is also important riparian habitat for small mammals and migratory birds.

**Acreage:** 15.57 acres

**Land Ownership:** Bluffdale City

**Conservation Easement Held By:** Great Salt Lake Audubon

**Local Support:** Senator Mont Evans, Representative David Hogue, Provo/Jordan River Parkway Foundation, Bluffdale City

### PUBLIC BENEFITS:

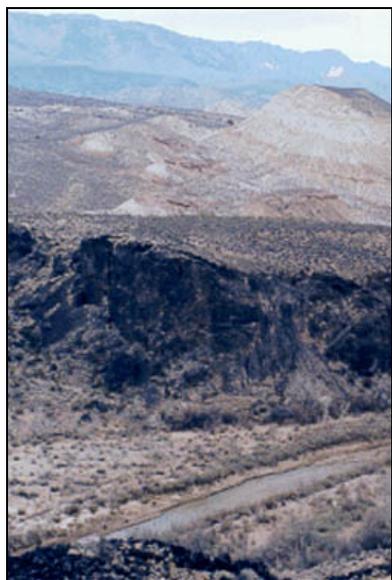
**Recreation:** By connecting the Jordan River Parkway Trail and the Bonneville Shoreline Trail, this site will serve as a key junction along an interconnected trail system throughout the Salt Lake and Utah Counties. The property will provide public access to the Jordan River for various types of recreation including fishing, walking, jogging, cycling and birding.

**Wildlife Habitat:** This site and adjoining property including the “narrows” are considered to be the best wildlife habitat remaining along the Jordan River. Lowland riparian habitat is considered to be the most critical habitat type in the state. This valuable habitat is part of a larger, projected system of wildlife habitat and recreation area known as the Jordan River Conservation Corridor. If realized, this corridor will provide preserved river bottom habitat stretching from Utah Lake to the Great Salt Lake.

**Historical Significance:** A railroad depot was once located on the property. Remains of its foundation can still be seen, recalling the years when an old railway ran through the lower Jordan River Valley.

**Viewshed/Scenic Quality:** This site provides the public with an opportunity to visit a preserved river bottom surrounded by agricultural and other natural land.

**Virgin River Confluence Project, Phases 1 & 2**



**Project Location:**

The Confluence Project encompasses over 550 acres of varied terrain with approximately 3.5 miles of riparian frontage on the mainstem of the Virgin River and two of its tributaries—Ash and LaVerkin Creeks. The project is located in Washington County, Utah.



**Grants awarded:** May 2000 and December 2001

**Grant Amounts:** \$500,000 in 2000 and \$500,000 in 2001

**Total Project Cost:** \$6,100,000

**Property Description:** The confluence of the Virgin River, created by the joining of Ash Creek, and LaVerkin Creek occurs in a unique and dramatic canyon filled with cottonwood and willows. Framed by black basalt cliffs, the parcel lends itself to educational opportunities highlighting geology, history and riparian biology. The McAllister Fund grant helped with acquisition of the conservation easement for two phases of the project. The third phase will be acquired within the next year.

**Acreage:** 530

**Land Ownership:** Washington County

**Conservation Easement Held By:** Utah Department of Natural Resources

**Local Support:** Representatives Dennis Iverson, J. W. (Bill) Hickman, and Stephen Urquhart, Mayor Douglas Garner, Hurricane City, Mayor Douglas Wilson, LaVerkin City

**Project Partners:** The Trust for Public Land, The Conservation Fund

**PUBLIC BENEFITS:**

**Historical significance:** Petroglyphs carved into the lava rock document the prehistoric significance of the site and it is the documented site where the Escalante Expedition crossed the Virgin River in 1776.

**Water Quality:** Purchasing this land protects the County's water supply for future development. The confluence feeds fresh creek water into the mineral rich river below Pah Tempe Hot Springs.

**Wildlife Habitat:** The area contains approximately 3.5 miles of riparian frontage providing critical habitat for various endangered and threatened fish species, including the Woundfin, Virgin River Chub and Virgin Spinedace. Thick stands of cottonwood and willow provide habitat for native bird species. The western boundaries of the project are contiguous with Washington County's Red Cliffs Desert Reserve.

**Recreation:** The project secures easy access to the river from both the north and south, the only gentle breaks in the canyon rim for miles either up or down stream. The canyon provides unparalleled opportunities for picnicking, hiking, bird watching and horseback riding among shady stands of cottonwood and sandy beaches.

**West Valley City**  
Storm Water Park



**Project Location:**

Northwest fringe of West Valley City.



**Grant awarded:** May, 2001

**Grant Amount:** \$143,350

**Total Project Cost:** \$320,700

**Property Description:** This undeveloped land is to be preserved as part of a larger, 370 acre wetland storm water collection area. The reserve is intended to encourage wetland enhancement, restoration, creation and possibly banking. Through West Valley's Transfer of Development Rights (TDR) ordinance, the city may preserve additional wetlands in the target preserve by selling development credits from the parcel(s) (potentially valued at \$360,000 to \$480,000) and acquiring more property within the reserve.

**Acreage:** 20 acres

**Land Ownership:** West Valley City

**Conservation Easement Held By:** Magna Water Improvement District

**Local Support:** Representatives Brent H. Goodfellow, Neal B. Hendrickson and Carl W. Duckworth, Senator Ed P. Mayne

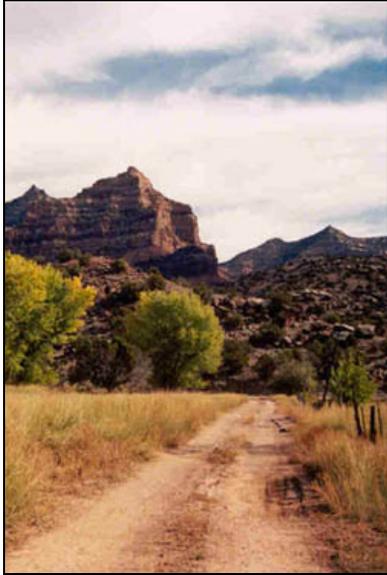
**PUBLIC BENEFITS:**

**Water Quality:** West Valley City commissioned a wetlands delineation study, which assessed the wetlands on this property as medium to high quality. Additional restoration could further raise the quality.

**Wildlife Habitat:** West Valley's wetlands provide habitat for waterfowl, songbirds and fish.

**Recreational:** The property fronts Riter Canal, which has been designated as a recreational trail in the City's and County's trail plans. A concept plan for a full network of trails, observation decks, bridges and trailhead signs has been developed for the 370 acre site.

## Wilcox Ranch



**Grant awarded:** December, 2001

**Grant Amount:** \$500,000

**Total Project Cost:** \$2,508,300

**Property Description:** Wilcox Ranch is a remote private ranch with a unique combination of characteristics including extensive forests, a riparian area along Range Creek, and undisturbed Fremont Indian artifacts that have been closely guarded by the landowner.

**Acreage:** 4,208 acres

**Land Ownership:** Private owner selling to Bureau of Land Management with later transfer to Division of Wildlife Resources.

**Conservation Easement Held By:** Utah Division of Wildlife Resources with later transfer to Division of Forestry, Fire and State Lands and Department of Agriculture and Food.

**Local Support:** East Carbon, Sunnyside, Carbon County, Emery County, Representative Brad King, Senator Mike Dmitrich

**Project Partner:** The Trust for Public Land

### Project Location:

Wilcox Ranch is located in the Range Creek area of the Book Cliffs in Carbon and Emery Counties.



### PUBLIC BENEFITS:

**Wildlife Habitat:** Higher elevations are classified by DWR as high priority, year-long elk range and high priority deer winter range. Bighorn sheep, cougar, bear, hawks, eagles, and wild turkey benefit from the ranch's vegetation coverage. The riparian area in the canyon bottoms is considered by DWR as critical habitat for the region. The property could also support upland game including Rio Grande turkeys, cottontail rabbits, snowshoe hare, chukars, blue grouse, ruffed grouse and sage grouse.

**Watershed Protection:** The Range Creek fish population ranks among the region's best, and is a candidate for Governor Leavitt's Blue Ribbon Fisheries Initiative.

**Cultural and Recreational:** Wilcox Ranch contains undisturbed pottery, arrowheads, rock homes, granaries, petroglyphs and pictographs from ancient Fremont Indians. Continued management will assure protection of these vulnerable resources. The land has been used in the past for limited hunting and fishing.

**Agricultural Land:** A 120 acre parcel is irrigated for agricultural use. In 2001, 200 head of cattle were grazing the property. Livestock use in the area is restricted to cattle and trailing of cattle to the City of Green River.

**Willow Heights/Big Cottonwood Canyon**



**Project Location:**

The property is located in Salt Lake County near Brighton ski area in Big Cottonwood Canyon. Willow Creek runs through the property.



**Grant awarded:** June 2001

**Grant Amount:** \$700,000

**Total Project Cost:** \$1,600,000

**Property Description:** The Willow Heights/Big Cottonwood Canyon property serves as a critical ground water recharge area for the Salt Lake Valley. It comprises of steep, forested slopes and wet alpine meadows. It is vegetated with sub-alpine/montane plant communities and faces primarily southwest. It is located at an elevation of approximately 8,400 feet.

**Acreage:** 155.41 acres

**Land Ownership:** United Park City Mines

**Conservation Easement Held By:** Salt Lake City

**Local Support:** Senator Carlene Walker, Representative Karen Morgan

**Project Partner:** Utah Open Lands

**PUBLIC BENEFITS:**

**Water Quality:** This project preserves 155.4 acres of prime watershed that is a part of the Big Cottonwood drainage. Salt Lake City annually collects approximately 24,000 acre feet of water from the Big Cottonwood drainage to deliver clean water to over 400,000 residents in the Salt Lake Valley.

**Wildlife Habitat:** The Willow Heights/Big Cottonwood Canyon site is prime sub-alpine/montane habitat that supports numerous animal species including moose, deer and beaver. The property is located adjacent to US Forest Service land and therefore helps form a contiguous mass of undeveloped land critical for wildlife.

**Recreation:** This site is used extensively for recreational purposes including wildlife observation, hiking, snow shoeing and backcountry ski access to Upper Willow Heights. There are several trails traversing the property. These recreational uses will continue on the property.

## Utah Quality Growth Commission

### Legislative Support for McAllister Projects

*Utah Quality Growth Commission requires local support for every project that they fund. Support comes from local governments, non-profit organizations, and citizen groups. The commission also requests each applicant obtain letters of support from the Utah State Representative and State Senator who represent the district where the project is located. Copies of these letters are on file at the Governor's Office of Planning and Budget. A list of those representatives and senators appears below, along with the project they supported.*

PROJECT	LOCATION	LEGISLATOR SUPPORT
American West Heritage Center Farmland Preserve, Cache County	Cache County	• Sen. Lyle Hillyard
Blacksmith Fork River	Logan City	• Rep. Loraine T. Pace
Castle Rock Ranch	Summit County	• Sen. Lyle E. Hillyard • Rep. David Ure
Chalk Creek Restoration	Coalville	• Rep. David Ure
Curtis Jones Farm	San Juan County	• Rep. Keele Johnson
Dr. Priddy Meek's Pioneer Farmstead	Parowan	• Rep. DeMar "Bud" Bowman
Dry Creek Riparian Restoration	Sandy	• Sen. Howard Stephenson • Rep. John E. Swallow • Sen. L. Alma Mansell
Gary Hess Weber River Property	Marriott-Slaterville City	• Speaker Martin R. Stephens
Grafton Preservation, Phases 1 & 2	Town of Rockville	• Rep. Tom Hatch • Sen. Mike Dmitrich
Jordan River Critical Lands Preservation and Restoration	West Jordan	• Rep. Bryan Holladay • Rep. Wayne Harper
Jorgensen Bar J Ranch	Sevier County	• Rep. Bradley Johnson • Rep. Margaret Dayton • Sen. Howard Nielson
Kays Creek Corridor	Layton City	• Rep. Kevin Garn • Rep. Blake Chard • Sen. Dave Steele
PacifiCorp Conservation Easement	Davis County	• Rep. Marda Dillree • Sen. Terry Spencer
Spring Creek Preservation	River Heights / Providence	• Rep. Evan L. Olsen • Sen. Lyle Hillyard
UPRR/Jordan River Property	Bluffdale City	• Sen. R. Mont Evans • Rep David Hogue
Virgin River Confluence Project	Washington County	• Rep. Dennis H. Iverson • Rep. J. W. (Bill) Hickman • Rep. Stephen Urquhart
West Valley City	West Valley City	• Rep. Neal B. Hendrickson • Rep. Brent H. Goodfellow • Rep. Carl W. Duckworth • Sen. Ron Allen
Wilcox Ranch	Carbon and Emery Counties	• Rep. Brad King • Sen. Mike Dmitrich
Willow Heights/Big Cottonwood Canyon	Salt Lake County	• Rep. Karen W. Morgan • Sen. Carlene Walker

**Legislative  
Recommendations**

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### Legislative Recommendations

### Introduction

#### **Commission is to Advise the Legislature on Quality Growth:**

When the Utah State Legislature created the Quality Growth Commission, they specifically asked the Commission to make recommendations regarding quality growth issues. This is one of the Commission's most important duties. The legislation that created the Commission directed them to advise the legislature on several specific areas. Those were to develop principles of quality growth, how to implement the policy of no-net-loss of private land, and Quality Growth Areas. More information about these issues is contained in this section.

#### **Commission Sets High Standard of Consensus:**

The Commission set a high standard of consensus for its work. Nine of thirteen members must vote to approve any action of the Commission. The Commission set this standard to give the legislature confidence that the work of the Commission is supported across a broad spectrum of public and private interests. Despite this high standard, the Commission has adopted some important policies to assist the legislature in its work.

#### **Commission Drafted Quality Growth Principles:**

To begin its work, the Commission prepared a set of Quality Growth Principles. These six principles lay out the general approach the Commission takes in evaluating Quality Growth throughout Utah. First, the Commission recognized that the responsibility for land use decisions rests with local governments, but that the state can play a role in providing information, resources, and incentives. The Commission also established principles on housing, economic vitality, infrastructure and energy efficiency and conservation. A copy of the principles is contained in this section.

#### **No-Net-Loss Becomes Net-Gain:**

The Commission was asked to consider how to best implement a statewide policy of no net loss of private land. This is a critical issue in Utah where more than 78 percent of land is already publicly owned or controlled. As the Commission considered this issue it became apparent that monitoring all land sales and exchanges, especially at the local level is almost impossible. The Commission chose instead to focus on promoting a net gain of private land over time. The Commission also recommends that land ownership data be improved so that measuring ownership with consistent and comparable data is possible. A copy of this policy is included in this section.



**Legislative  
Recommendations**

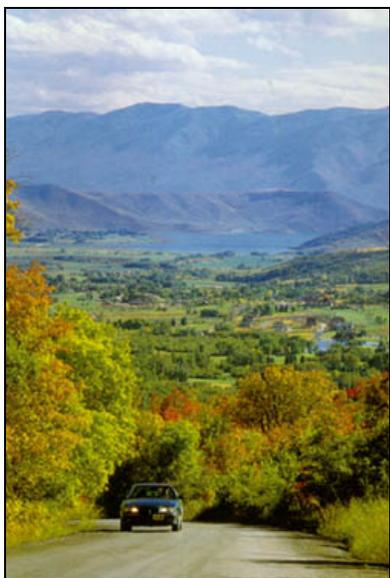
**Legislative Charge to Provide Incentives for Quality Growth:**

The Commission was asked to define a Quality Growth Area, and to identify incentives that can be used to encourage local governments to designate such areas. In conversations with Governor Leavitt, the Commission became convinced that many of the incentives which could be made available to local governments are already under the jurisdiction of the Executive Branch, and therefore, most of these incentives can be put in place by executive action. The Commission is pursuing means to implement these incentives. Given the tight budget climate this year, it seemed prudent to go as far as possible by executive order rather than coming to the legislature to request additional funds. This approach offers the Commission the added benefit of working with state agencies to utilize existing resources and allows the Commission to set up Quality Growth Areas, and any incentives, and test their efficacy over the coming year. The Commission may request legislative action in the future, if needed to provide further incentives for quality growth.

**Quality Growth Communities:**

While the Commission has begun to define what a Quality Growth Area is, it has also become apparent that it is a complex issue. Changes are needed to improve how communities grow and how their growth plans affect other communities in their region. The Commission is developing a coordinated program, consisting of a series of interrelated initiatives. This program is designed to foster and implement the Quality Growth Principles and to give communities new options to manage growth and maintain a high standard for their quality of life. The program will also foster cooperation among local jurisdictions.

### Legislative Recommendations



*Heber Valley*

*Photograph by Steve Greenwood*

### Quality Growth Principles

*The Utah Quality Growth Commission defines quality growth as creating a responsible balance between the protection of natural resources - land, air and water - and the requisite development of residential, commercial and industrial land to accommodate our expanding economy and population.*

#### **Assumptions underlying Quality Growth Principles:**

- Utahns value quality of life.
- Growth creates challenges and opportunities.
- State government should not impose requirements on local governments without adequate resources or appropriate incentives.
- Private property and other individual rights will be respected.
- A solution for one community may not apply to all communities.
- Free market forces are important in addressing challenges.

**Principles:** These principles should apply to all levels of government as our communities develop. To this end, we offer these principles:

- **Local Responsibility**<sup>3/4</sup>Local governments are responsible for planning and land use decisions in their own jurisdictions in coordination and cooperation with other government entities.
- **State Leadership**<sup>3/4</sup>The State's role is to provide planning assistance, technical assistance, information and incentives for local governments to coordinate and cooperate in the management of growth.
- **Economic Development**<sup>3/4</sup>The State shall promote a healthy statewide economy and quality of life that supports a broad spectrum of opportunity.
- **Efficient Infrastructure Development**<sup>3/4</sup>State and local governments and the private sector should cooperate to encourage development that promotes efficient use of infrastructure, water and energy resources.
- **Housing Opportunity**<sup>3/4</sup>Housing choices and housing affordability are quality of life priorities and state and local governments should cooperate with the private sector to encourage both.
- **Conservation Ethic**<sup>3/4</sup>The public sector, private sector and the individual should cooperate to protect and conserve water, air, critical lands, important agricultural lands and historical resources.

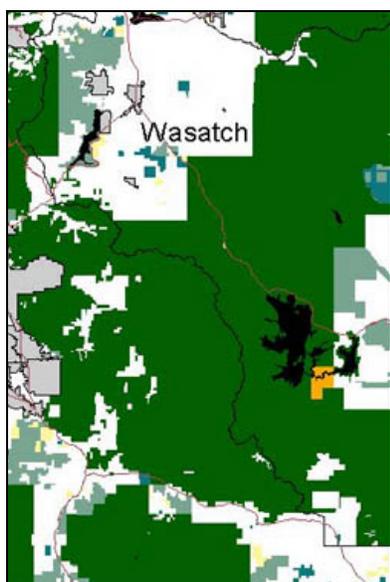
## Legislative Recommendations

## Net Gain of Private Land

### Background and Summary:

The Utah Quality Growth Act of 1999 directs the Quality Growth Commission to make recommendations to the legislature on implementing a policy of no net loss of private land:

*[The Commission is to consider] ... how to implement the policy of no net decrease in the quantity or value of private real property available to generate property tax revenues, while recognizing that at times some additional public land will be needed and at other times public land that is not critical can be sold, exchanged, or converted to private ownership to accommodate growth and development.*



*U.S. Forest Land (dark grey) straddling Wasatch and Utah Counties. Provo, Mapleton, and other communities (medium grey, at the left) about the forest on the Wasatch Front. Private land is represented by the white area.*

After lengthy and thoughtful deliberations about maintaining the important balance between critical land conservation and the economic interests of the state, the Commission has unanimous support for a four-pronged recommendation to the legislature, which emphasizes these points:

- **Achieve Net Gain.** The Commission recognizes that private lands serving a compelling public purpose should be preserved and, conversely, public land not serving a compelling public purpose should be converted to productive private use. The Commission believes it is in the state's best interest to facilitate the reallocation of public and private lands to best meet the needs of current and future residents. Due to the preponderance of publicly owned land in the state, the state must strive over time to achieve a net gain of private land.
- **Set High Standards.** State critical land preservation funds should only be used for the truly critical and highest priority projects, which serve a compelling public and statewide interest. Decisions about the use of these funds must include a balancing of conservation and economic interests of the state since both are relevant to quality growth.
- **Build Capacity to Monitor.** The State must implement the necessary procedures to monitor the goal of a net gain of private land and to set high standards for state involvement in land conservation.

### Legislative Recommendations

- **Provide More Resources for Planning.** Prudent decisions require careful research, accurate information and long term strategic thinking. In order to make the best decisions, the state must provide additional resources for critical land planning and other state and local planning activities.

#### **Findings:**

The Utah Quality Growth Commission finds that approximately 78% of the surface acres of land in Utah are owned by public entities or sovereign Indian nations. The Commission recognizes the value of these lands to many Utah residents, but questions the long-term economic viability of continuing this level of public ownership.

The extent of public land ownership in Utah is extreme among states. With 66% of its land held in federal ownership, Utah's share is more than twice the national average and ranks second only to Nevada among the 48 contiguous states. Another 8% of the land is owned by state government, primarily the State and Institutional Trust Lands Administration. Approximately 4% of the land is owned by Indian nations. This leaves only one in every five acres in the state (approximately 22%) for private development.<sup>1</sup>

As a Commission we can envision a future scenario where Utah's economic vitality could be compromised because of the lack of developable land in the state. Moreover, we believe that economic opportunity for residents is a primary component of quality growth.

#### **Recommendations:**

The Utah Quality Growth Commission endorses a statewide goal of a net gain in private land ownership and offers these recommendations for achieving this goal:

##### **1. Pro-actively Pursue All Feasible Mechanisms to Realize a Net Gain in Private Land.**

The state must aggressively pursue all feasible mechanisms to achieve a net gain of private land in Utah. Viable mechanisms include State and Institutional Trust Land exchanges and sales to private ownership; aggressive pursuit of surplus federal lands (ex. surplus lands identified via the Bureau of Land Management planning process); and congressional action. The

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<sup>1</sup>Note: No statewide accounting of local government land ownership exists. The 22% of the land left after excluding federal, state, and Native American ownership includes land owned by local government and represents our best estimate of private land in the state.

**Legislative  
Recommendations**

Commission recommends that the state review public lands, which are adjacent to rapidly developing areas to determine which are the highest priority lands to transfer to private ownership, while preserving environmentally sensitive lands based on the high criteria to be established by the Commission pursuant to recommendation 2 below. As these lands are identified, the state must proactively work to transfer them to private ownership

**2. Set Very High Standards for State Participation in Critical Land Conservation.**

The Commission must set in motion an even more rigorous process for determining when there is a compelling public interest for state participation in a land preservation project. To date the Commission has strived to participate in projects when these criteria are met:

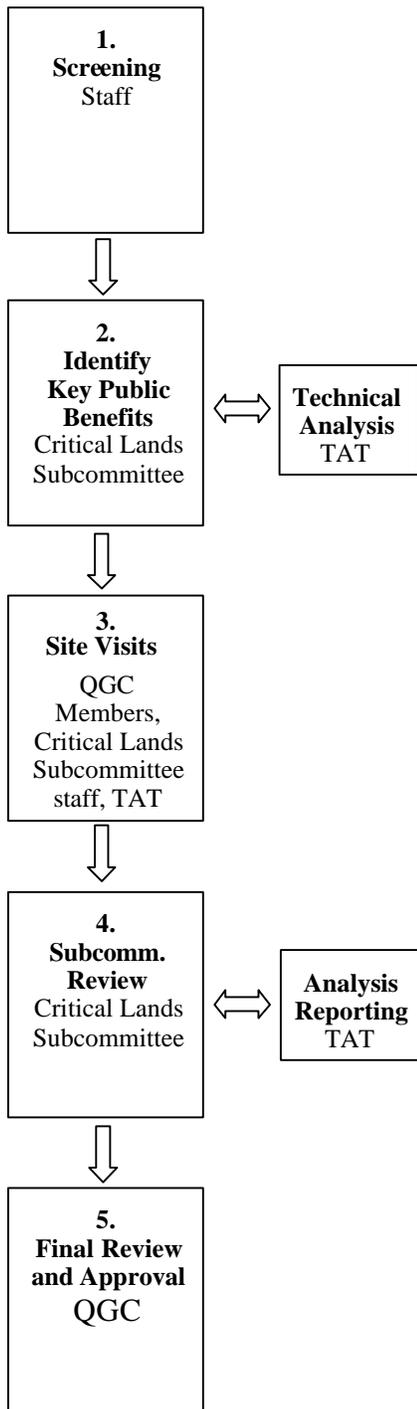
- Broad state interests are served (wildlife habitat, wetland preservation, viewshed protection, cultural resource preservation, agricultural preservation, public access provision, watershed protection)
- Willing seller exists
- Significant local support is present
- Substantial matching funds are present
- Economic development potential is not diminished
- Housing affordability is not adversely affected
- The project must be approved by at least two-thirds of the Commission members (9 of 13)

The Commission proposes to strengthen the criteria to ensure that funds are used only when a parcel provides a compelling public benefit or benefits not otherwise provided by public lands, and is therefore unique and/or irreplaceable and is thereby suitable for conservation. This would be done by establishing a technical advisory team to make objective recommendations to the Commission regarding the merits of proposed projects and the ultimate balancing that must occur between conservation and economic interests. This team will be comprised of technical experts in these areas:

- Wildlife habitat**
- Wetlands**
- Viewshed/Scenic Quality**
- Historical/Cultural Preservation**
- Agriculture**
- Recreation**
- Watershed/Water Quality Protection**

**Legislative  
Recommendations**

Below: A schematic of the application review process. The Quality Growth Commission will continue to be the final arbiter of all projects.



**Affordable Housing  
Economic Development  
Local Government**

The team will have these functions:

- Develop evaluation criteria by discipline
- Analyze projects based on these criteria
- Conduct site visits when necessary
- Present findings to the Critical Lands Subcommittee

(See application review schematic, this page).

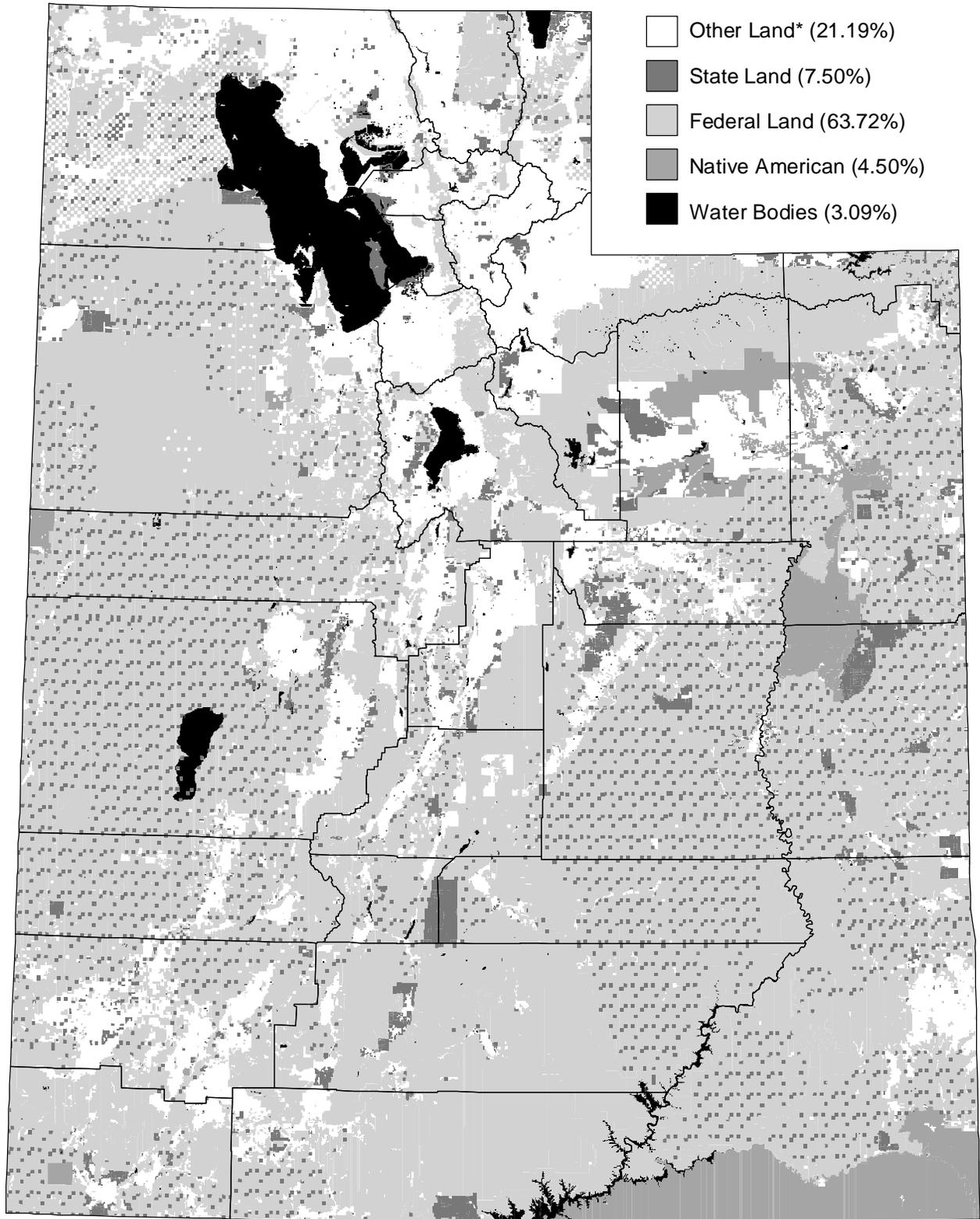
**3. Build Capacity to Monitor.**

The State must implement the necessary procedures to monitor land ownership and use restrictions in the state. The Commission has established a 2000 baseline for acreage, but has an incomplete inventory of use restrictions and knows even less about the dollar value of public vs. private land in the state. From this point forward the state must (a) maintain and improve the inventory on acreage and use restrictions, (b) begin to monitor changes in value and (c) start collecting local government land ownership data.

**4. Provide Resources for Planning.**

The state must allocate additional monies for state and local planning. Since critical lands often transcend local jurisdictional boundaries it is imperative that local governments coordinate their critical land planning. State resources for planning should create incentives for coordination and cooperation among local governments in identifying and planning for the preservation of critical lands. The Commission firmly believes that quality growth in this state will not happen by accident or chance, but rather will require purposeful thinking about and careful preparation for the future. Additional money is needed for state and local government to do this, including data collection, mapping, locally driven planning processes and tool development.

Utah Land Ownership Map



\* Includes Private and Municipal Land

**Table of Land Ownership in Utah**

(Acreage)

<b>County</b>	<b>Other Land*</b>	<b>State Lands</b>	<b>Federal Lands</b>	<b>Native American</b>	<b>WATER</b>	<b>Total (Acres)</b>
Beaver	205,752	169,159	1,278,100		1,352	<b>1,654,363</b>
Box Elder	1,911,168	277,454	1,420,735		696,416	<b>4,305,773</b>
Cache	434,520	35,064	277,982		3,529	<b>751,096</b>
Carbon	373,788	124,227	449,477	81	2,616	<b>950,189</b>
Dagget	49,410	39,458	359,025		14,206	<b>462,098</b>
Davis	101,204	48,870	44,166		212,041	<b>406,281</b>
Duchesne	605,916	142,260	925,040	395,679	8,680	<b>2,077,575</b>
Emery	236,050	338,196	2,273,443	37	2,686	<b>2,850,412</b>
Garfield	168,684	161,402	2,982,243		18,513	<b>3,330,841</b>
Grand	99,917	371,284	1,693,138	197,973	264	<b>2,362,576</b>
Iron	760,754	141,535	1,207,823	2,507	698	<b>2,113,316</b>
Juab	372,483	184,138	1,569,627	45,188	8,287	<b>2,179,723</b>
Kane	265,568	105,801	2,182,121		73,808	<b>2,627,298</b>
Millard	587,805	406,855	3,255,227	1,157	124,566	<b>4,375,610</b>
Morgan	360,956	10,960	17,751		974	<b>390,641</b>
Piute	62,218	62,330	360,102		5,005	<b>489,654</b>
Rich	385,868	52,330	219,853		36,614	<b>694,664</b>
Salt Lake	375,126	11,842	104,950		23,512	<b>515,430</b>
San Juan	410,025	262,612	3,053,882	1,278,456	68,535	<b>5,073,509</b>
Sanpete	434,376	59,843	528,363		2,227	<b>1,024,808</b>
Sevier	234,798	46,001	940,129	1,213	4,944	<b>1,227,085</b>
Summit	654,154	27,454	515,454		4,622	<b>1,201,684</b>
Tooele	516,089	273,467	3,626,552	15,643	189,191	<b>4,620,942</b>
Uintah	444,572	263,174	1,698,444	470,995	4,317	<b>2,881,502</b>
Utah	595,998	84,335	595,582		93,940	<b>1,369,855</b>
Wasatch	258,375	69,626	419,881	2,723	22,721	<b>773,326</b>
Washington	274,141	90,554	1,160,653	27,582	1,808	<b>1,554,737</b>
Wayne	56,048	170,102	1,350,621		151	<b>1,576,922</b>
Weber	262,406	41,993	65,208		52,583	<b>422,189</b>
<b>State Total</b>	<b>11,498,170</b>	<b>4,072,323</b>	<b>34,575,570</b>	<b>2,439,233</b>	<b>1,678,804</b>	<b>54,264,101</b>
<b>% of Total</b>	<b>21.19%</b>	<b>7.50%</b>	<b>63.72%</b>	<b>4.50%</b>	<b>3.09%</b>	

\* Includes Private and Municipal Land

09/01/2001 (Source: School and Institutional Trust Lands Administration)

## Legislative Recommendations

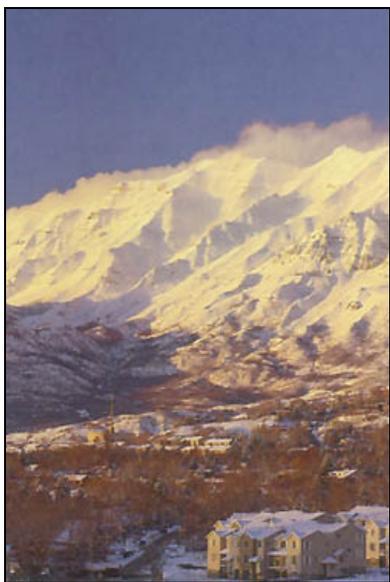
## Quality Growth Communities

The Quality Growth Act requires the Commission to make some specific recommendations and to advise the Legislature on growth issues. The Commission has adopted a set of Quality Growth Principles. The Commission was also asked to define a Quality Growth Area, and to identify incentives that can be used to encourage local governments to implement the Quality Growth Principles through these designated areas. In conversations with Governor Leavitt, the Commission became convinced that many of the incentives which could be made available to local governments are already under the jurisdiction of the executive branch, and therefore, most of these incentives can be put in place by executive action.

Given the tight budget climate this year, it seemed prudent to go as far as possible by executive action rather than coming to the Legislature to request additional funds. This approach offers the Commission the added benefit of working with state agencies to utilize existing resources, and allows the Commission to set up Quality Growth Areas, and any incentives, and test their efficacy over the coming year.

While the Commission has begun to define what a Quality Growth Area is, it has also become apparent that large-scale changes are needed to improve how communities grow and how their growth plans affect other communities in their region. The Commission has found that the term "Quality Growth Area" is not descriptive and that a two-leveled approach will be more effective. The two levels will be Quality Growth Communities and Quality Growth Projects. The Commission is currently developing a program to implement these two levels of quality growth and coordinate existing programs. The program will consist of a series of interrelated initiatives, to utilize state infrastructure spending and other incentives to achieve quality growth in communities throughout the state. This program is designed to foster and implement the Quality Growth Principles and to give communities new options to manage growth and maintain a high standard for their quality of life. The program will also foster cooperation among local jurisdictions.

The Quality Growth Communities program will set forth a number of standards for communities to achieve in planning and growth management, recognizing the different conditions that face either urban or rural communities. Communities are free to choose to participate in the program.



***Provo, beneath the backdrop  
of Mount Timpanogos.***

*Photo by Owen Black Photography*

**Legislative  
Recommendations**

**Requirements under consideration to be designated a Quality Growth Community are:**

- Address the Quality Growth Principles in the general plan, including housing choices, economic development, critical lands, transportation and annexation policy plan.
- Adopt a capital improvements plan.
- Demonstrate planning coordination with neighboring communities and other government entities, including counties, school districts and special service districts.

The Quality Growth Communities program is primarily for urban communities. It is intended to parallel the 21<sup>st</sup> Century Communities program for rural communities as currently constituted.

The benefit to becoming a Quality Growth Community or 21<sup>st</sup> Century Community would be a package of incentives and inducements.

**Some incentives under consideration are:**

- State planning grant program funds.
- LeRay McAllister Critical Land Conservation Fund grants.
- State funding for special service district projects.
- Location of new state facilities.

Once the Quality Growth Community is established, it may designate Quality Growth Projects within its jurisdiction.

**Some components under consideration for Quality Growth Projects are:**

- The local government will determine the size and extent of the project area.
- Show compliance with the Quality Growth Principles, including one or more of the following elements: a range of housing choices, efficiency in use of infrastructure, economic opportunity and conservation of land, water and energy.
- Include some or all of the following characteristics: use of existing infrastructure and services, reuse of previously developed lands, provide a range of transportation choices, require land uses and densities that promote efficient development patterns and relatively low government and utility costs, build community identity such as revitalizing main streets and setting design standards, and provide an adequate supply of affordable housing.

**Legislative  
Recommendations**

**Some benefits under consideration for Quality Growth Projects are:**

- "Branding" — the project may be advertised as a Quality Growth Project.
- Eligibility for funds from the Private Activity Bond cap increase.
- Streamlining of local approval procedures.
- Streamlining of Redevelopment Agency designation and benefits.

The Quality Growth Commission recognizes and values its role as the Legislature's advisor on growth issues. The information in this report is provided as to inform the Legislature about the status of the Commission's work. The Quality Growth Communities program is a work in progress and the Commission will provide the Legislature with updates throughout the coming year.